



City of Portland Design Commission

Design Advice Request

SUMMARY MEMO

Date: January 5, 2023
To: Jon McGrew | Henneberry Eddy Architects
From: Grace Jeffreys, Design & Historic Review Team
503-865-6521 | grace.jeffreys@portlandoregon.gov
Re: EA 22-202537 DAR – 711 SW Alder | Alderway Storefronts
Design Advice Request Commission Summary Memo – December 15, 2022

Thank you for taking advantage of the opportunity to hold a Design Advice Request regarding your project. I hope you find it informative and valuable as you continue with your project development. Following, is a summary of the comments provided by the Design Commission at the December 15, 2022 Design Advice Request. This summary was generated from notes taken at the public meeting and a subsequent review of the public meeting recordings. To review those recordings, please visit: <https://efiles.portlandoregon.gov/Record/15617295/>.

These Design Commission comments are intended to guide you in further design exploration of your project. These comments may also inform City staff when giving guidance over the course of future related land use reviews. It should be understood that these comments address the project as presented on December 15, 2022. As the project design evolves, the comments, too, may evolve or may no longer be pertinent.

Design Advice Requests are not intended to substitute for other Code-required land use or legislative procedures. Please keep in mind that the formal Type II land use review process [which includes a land use review application, public notification and a Final Decision] must be followed once the Design Advice Request meetings are complete, if formal approval for specific elements of your project is desired.

Please continue to coordinate with me as you prepare your Type II Land Use Review Application.

Encl:
Summary Memo

Cc: Design Commission
Respondents

Executive Summary.

The Commission appreciated the opportunity to review this project at this early stage in the design process. The Commission:

- Commended the innovative approach to upgrading the existing building with a fully curtain walled base, with an appreciation of its history while looking towards the future.
- Supported the proposed high-quality materials, the increased activation and clear glazing, and the potential for increased coherency of the entire base.
- Encouraged adding a stronger connection to the building above and to those in the area.
- Expected better and more weather protection given the very pedestrian-oriented, central city location.

Commissioners Present. *Commissioners Rodriguez, Livingston, McCarter, Santner, and Vallaster were present. Commissioner Molinar was absent. Commissioner Robinson provided written comments.*

Summary of Comments. Following is a general summary of Commission comments by design tenet. Please refer to the attached Community Design Guidelines matrix for a summary of the concept's response to future approval criteria.

1. Elements of the proposal which help to meet guidelines:

- a. **Coherency of base.** The Commission commended the upgrading of the existing dated storefronts. The proposed curtain wall clad base is a light, innovative and elegant solution to updating and adding coherency to the base of this building with many its unique history. (CONTEXT - CCFDG C3, C4, C5, C6, C7, C8).
- b. **Ground Floor Activation.** The transparency of the extensive glazing of the curtain wall will add to the vibrancy of the area. The low, stone clad pony wall stepping down the grade along the frontages enhances this transparent base. (PUBLIC REALM - CCFDG A4, A5, A8, B1, B2, B4, B6, C6, C8)
- c. **Exterior materials.** The proposed materials are of a high quality suitable for this central city location. (QUALITY & PERMANENCE - CCFDG C2, C3, C4, C5)

2. Elements which would benefit from further consideration to meet guidelines:

- d. **Coherency with building above.** The new curtain wall will provide more coherency along the base of the building; however, more could be done to also provide coherency with the building above as well as with other buildings in the area. The upper stories are quite rich in detailing, with painted sheet metal showing a clever use of limited materials. The challenge is to bring some of that down to the ground, so the building isn't completely bifurcated. Options to address this might include bringing brick down to the ground plane at the corner pier points and/or adding a stronger belt course above the curtain wall/ below the sills. (CONTEXT - CCFDG C3, C4, C5, C6, C7, C8).
- e. **Ground level weather protection.** More weather protection will be needed beyond the canopies at entries since this is an area with some of the greatest pedestrian densities in the city. To maintain the desired lightness and transparency of the proposal, options to consider might include glass awnings which don't darked glass below and/or canopy blades which are integrated into the curtain wall (possibly at transom level), and possibly stepping down the façades. This may also help with the coherency concerns with the building above and those in the area, as noted earlier. These moves will help activate the ground levels along both SW Alder and SW Broadway. (PUBLIC REALM - CCFDG A4, A5, A8, B1, B2, B4, B6, C6, C8)

- f. **Security.** Consider how enhanced security elements might be integrated into the design to help protect against glass breakage in case of future need. These will need to maintain transparency when down. Options to consider might include roll up mechanisms for external open-grille shutters hidden behind a thicker belt course above the curtain wall/ below the sills (which would better protect glass from breakage), and/or internal roll down open-grille shutters between columns and/ or grill work behind glass. (*QUALITY & PERMANENCE - CCFDG C2, C3, C4, C5*).
- g. **Frit.** The use of the different densities of frit is a clever approach to adding patterning without the solidity of masonry; however, the frit should be applied consistently along the frontages. (*QUALITY & PERMANENCE - CCFDG C2, C3, C4, C5*)
- h. **Signs.** The large rectangular building sign at the corner is shown at 100 sf, the maximum allowed size for a single sign. It is also 70sf over the maximum allowed size of 30sf for a sign projecting over the ROW, so a Modification would be needed for a sign of this size. Since this site is located in the “Broadway Unique Sign District”, which encourages “large, vertically-oriented, bright, and flamboyant neon signs” to add to the unique character of this Broadway environment; the corner location above the ground level is suitable for a large building sign. It will be important that the large corner sign is “spectacular in design” to warrant such a large modification request.

Exhibit List

- A. Applicant’s Submittals
 - 1. Drawings dated 11-14-22
 - 2. Drawings dated 12-1-22
- B. Zoning Map
- C. Drawings
 - 1. C1-31, dated 12-8-22 (Attachments C.21, 25, 27)
- D. Notification
 - 1. Mailing list
 - 2. Mailed notice
 - 3. Posting instructions sent to applicant
 - 4. Posting notice as sent to applicant
 - 5. Applicant’s statement certifying posting
- E. Service Bureau Comments – none received
- F. Public Testimony - none received
- G. Other
 - 1. Application form
 - 2. HRI form
 - 3. Summary from EA 22-187207
 - 4. Staff memo to Design Commission 12/8/22
 - 5. Staff Presentation 12/15/22

ALDERWAY BUILDING RENOVATION

DESIGN ADVICE REQUEST



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- Site Plans
- Floor Plans
- Elevations
- Enlarged Elevations
- Perspectives

PROJECT OVERVIEW_01

Project Team:

Client

Melvin Mark Investors

Architect

Hennebery Eddy Architects, Inc

Civil

KPFF Portland Civil + Survey

Structural

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Mechanical

ARRIS Consulting

Electrical

Landis Consulting

\\hea-file01\projects\2022\22052_MMI-Alderway Building\03_Regulatory\03_Landuse\221109 - DARR\221109 - DARR\221109 - Alderway Building_Design Advice Request - 9 November 2022

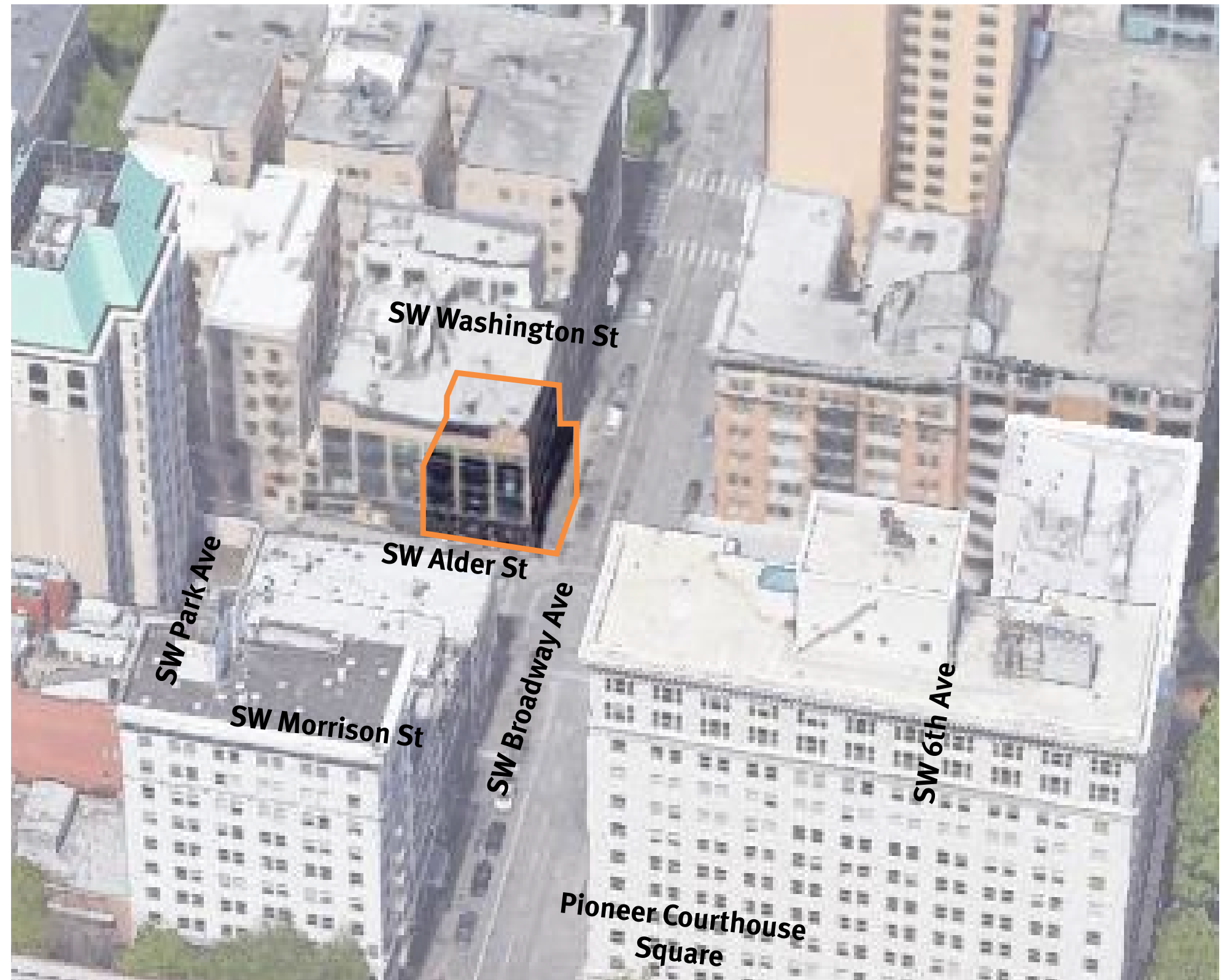
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Project Description:

General Description

Originally constructed in 1911 as the Pantages Theater before closing its doors in the mid-to-late 20's. The building underwent a major renovation by Chicago Architects Clausen & Clausen in 1928 to transform it into the 4-story, plus penthouse office building currently known as the Alderway Building. This building occupies the southeast quarter of block 213 bounded by SW Broadway to the east, SW Alder St. to the south and existing buildings to the north and west. The building is not on the Historic Register, but the City of Portland lists it as a Significant Historic Resource.

This project proposes to replace the existing ground floor façade with new cladding and glazed retail storefronts and includes associated sitework. The new façade aims to increase the buildings presence on the street by incorporating high-end materials and detailing including additional glazing that creates increased visibility and reinforce pedestrian street activity and interface. New canopies and signage are proposed at the main building lobby and tenant entries. Building system improvements will consist of updates to mechanical, electrical, and plumbing as necessary to accommodate listed architectural improvements. A rooftop terrace/ amenity space will also be designed as a building amenity space.



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711 SW Alder Street
Portland, OR 97205

Request:
Type II Design Review for the renovation of a ground-floor exterior





Base Zone:
CX - Central Commercial

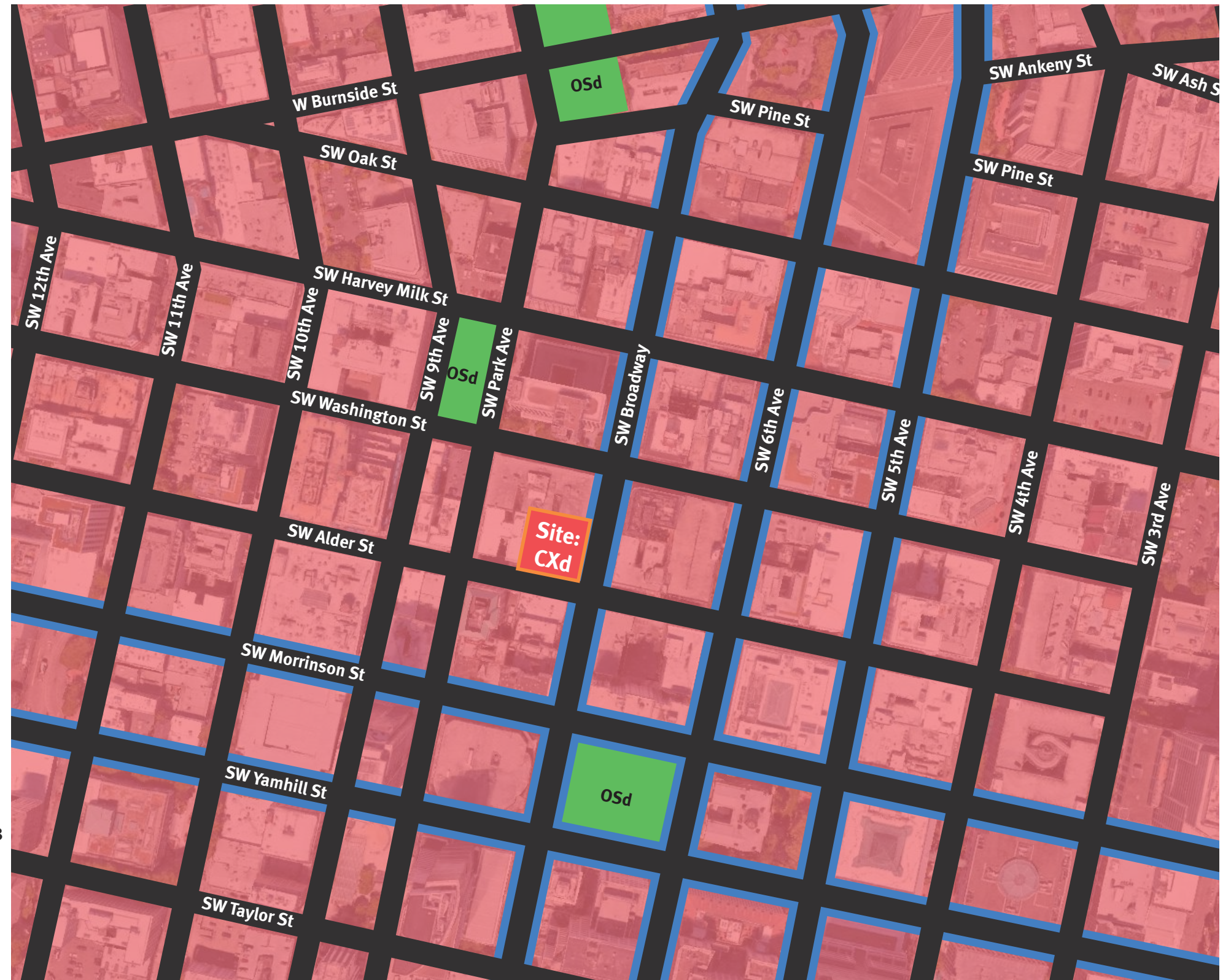
Overlay:
d - Design Zone

Plan District:
CC - Central City

Subdistrict:
Downtown

LEGEND:

-  BUILDING SITE-CXd ZONING
-  OSd ZONING
-  CXd ZONING
-  GROUND FLOOR WINDOW REQUIREMENTS @ 60% PER MAP 510-8



Site Context:

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FOOD

- 1 Bamboo Sushi
- 2 Cheryl's on 12th
- 3 Toki
- 4 Petunia's Pies
- 5 Ramen Ryoma
- 6 Mucca Osteria
- 7 Mayas Taqueria
- 8 Case Study Coffee
- 9 Virginia Cafe
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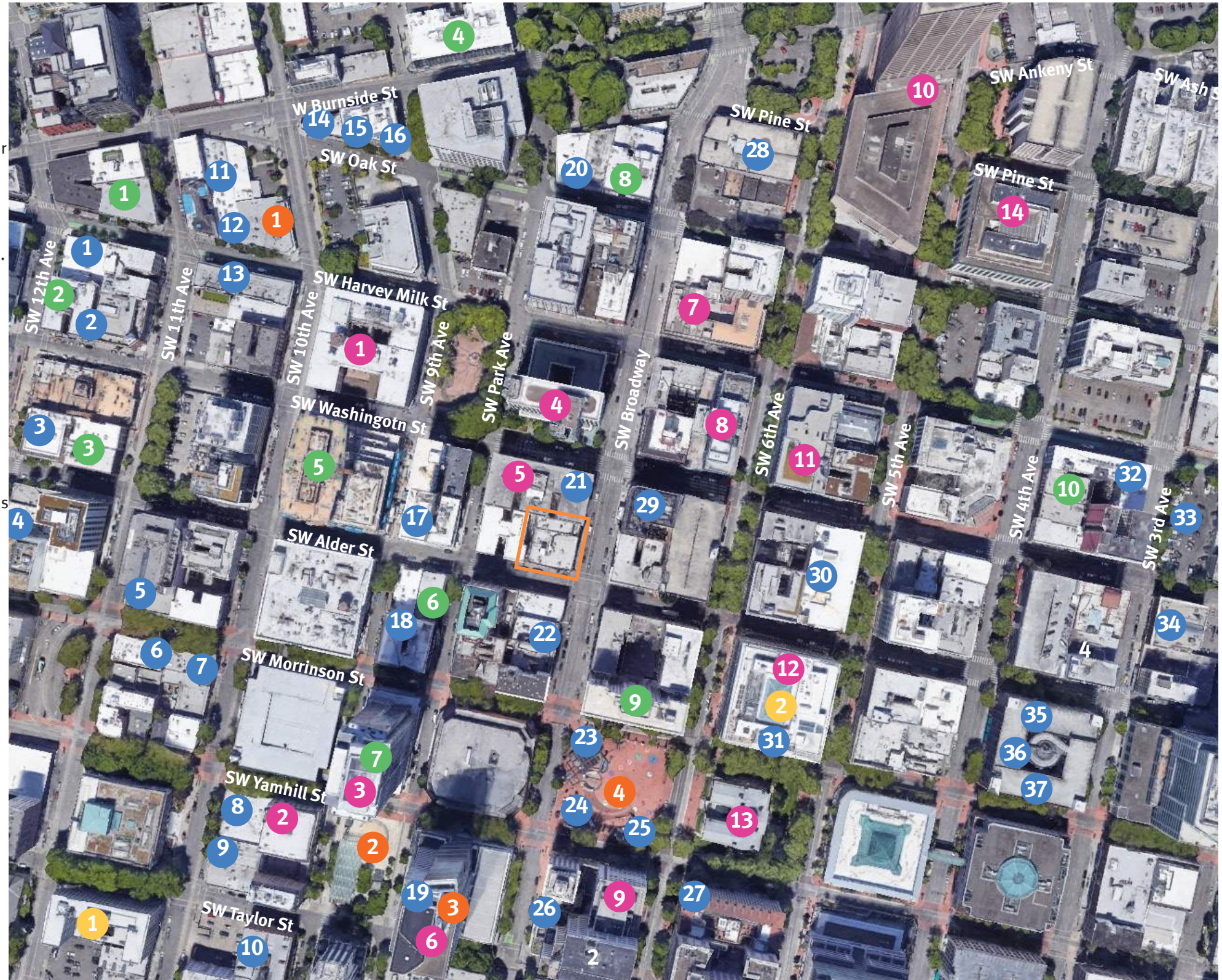
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OFFICE

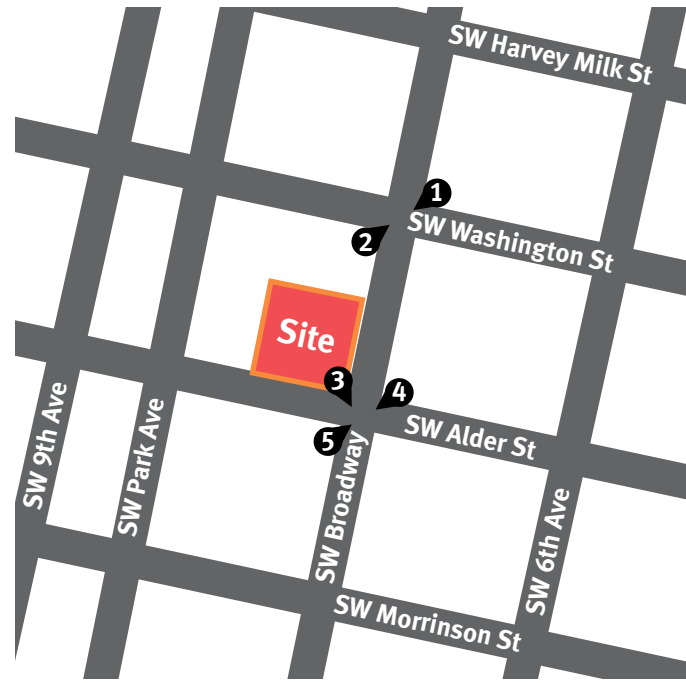
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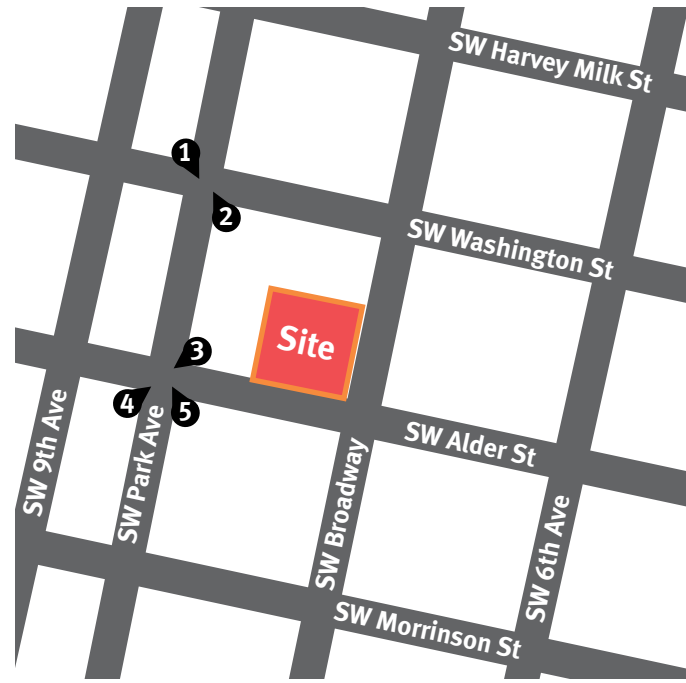


Site Context:



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Site Context:



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Existing Conditions:



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Existing Conditions:



DESIGN GUIDELINES & PROJECT GOALS_02

Applicable Design Guidelines:

CENTRAL CITY FUNDAMENTAL DESIGN GUIDELINES

A Portland Personality

- A1 Integrate the River
- A2 Emphasize Portland Themes
- A3 Respect the Portland Block Structures
- A4 Use Unifying Elements
- A5 Enhance, Embellish and Identify Areas
- A6 Re-Use / Rehabilitate / Restore Buildings
- A7 Establish and Maintain a Sense of Urban Enclosure
- A8 Contribute to a Vibrant Streetscape
- A9 Strengthen Gateways

B Pedestrian Emphasis

- B1 Reinforce and Enhance the Pedestrian System
- B2 Protect the Pedestrian
- B3 Bridge Pedestrian Obstacles
- B4 Provide Stopping and Viewing Places
- B5 Make Plazas, Parks, and Open Space Successful
- B6 Develop Weather Protection
- B7 Integrate Barrier-Free Design

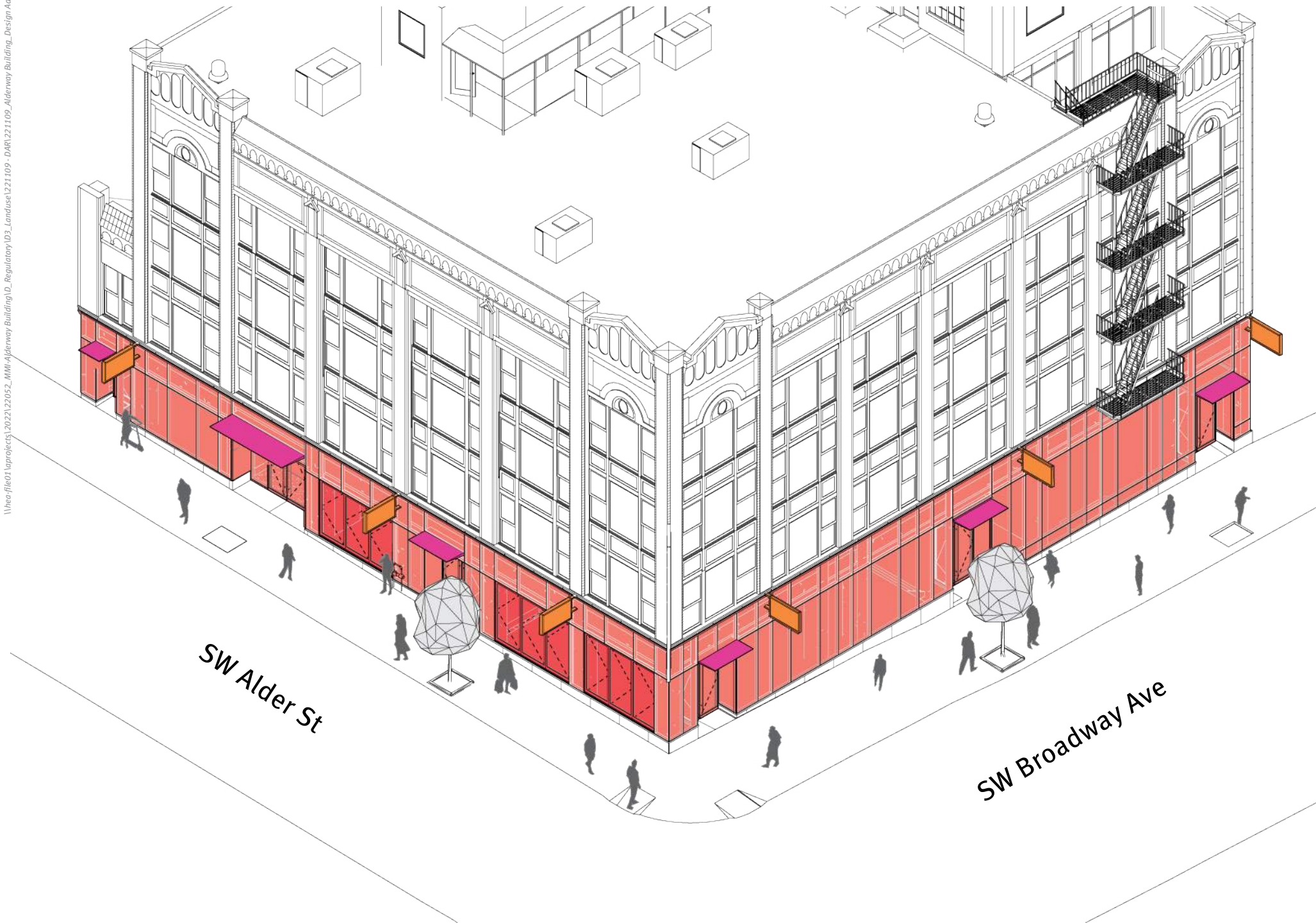
C Project Design

- C1 Enhance View Opportunities
- C2 Promote Permanence and Quality in Development
- C3 Respect Architectural Integrity
- C4 Complement the Context of Existing Buildings
- C5 Design for Coherency
- C6 Develop Transitions Between Buildings and Public Spaces
- C7 Design Corners that Build Active Intersections
- C8 Differentiate the Sidewalk-Level of Buildings
- C9 Develop Flexible Sidewalk-Level Spaces
- C10 Integrate Encroachments
- C11 Integrate Roofs and Use Rooftops
- C12 Integrate Exterior Lighting
- C13 Integrate Signs

D Special Areas

- D1 Park Blocks
- D2 South Waterfront Area
- D3 Broadway Unique Sign District
- D4 New China / Japantown Unique Sign District

Responding to Design Guidelines:



01 ACTIVATE THE BUILDING & STREET CORNER:

How are we doing this?

- Provide direct visual connections to the adjacent sidewalk by incorporating large windows and doors on the storefront
- Tenant Signage
- Install metal canopies at every entrance of the building
- Install interior and exterior lighting that highlights the architectural elements of the building

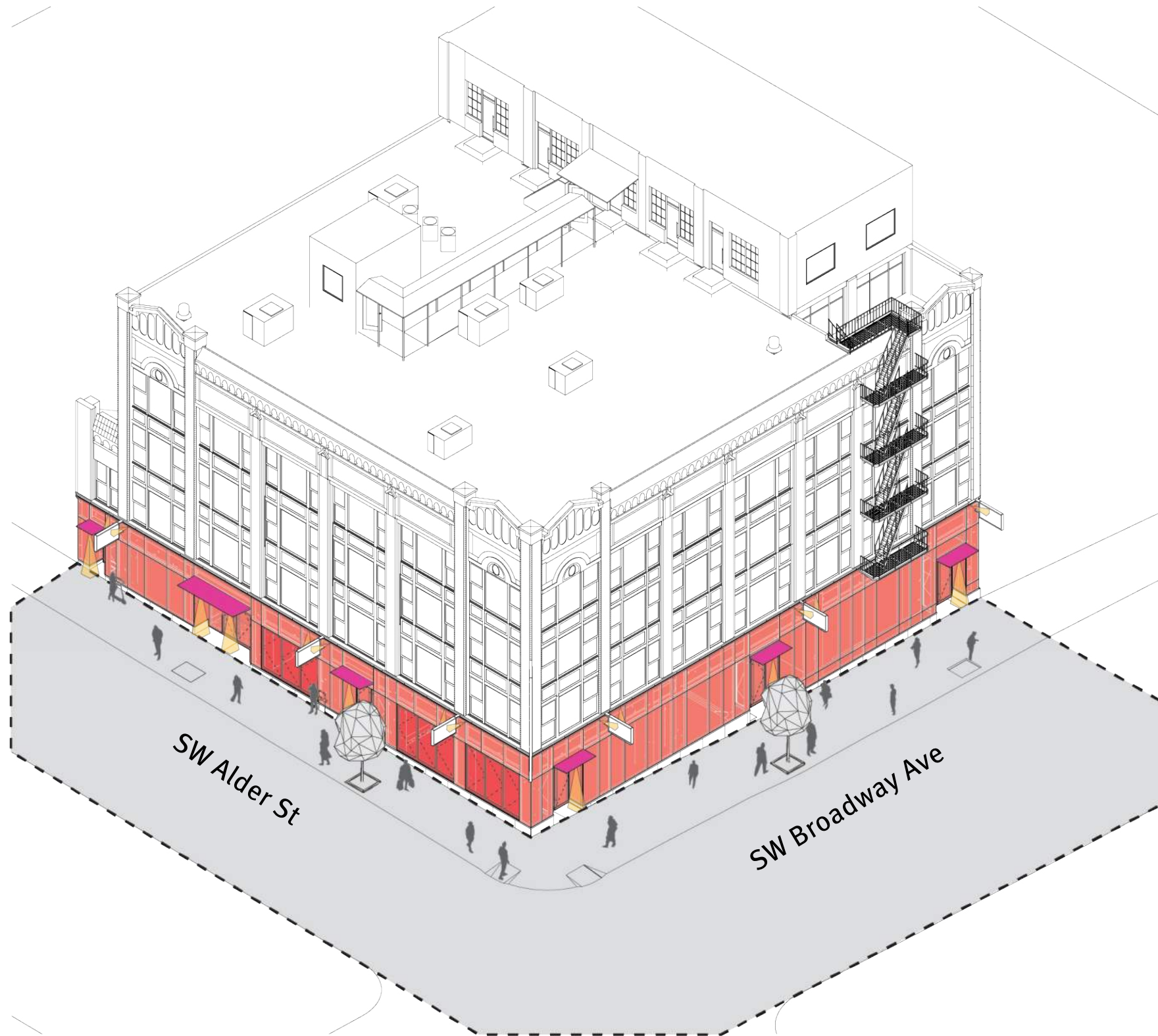
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Responding to Design Guidelines:

02 ENHANCE THE PEDESTRIAN EXPERIENCE:

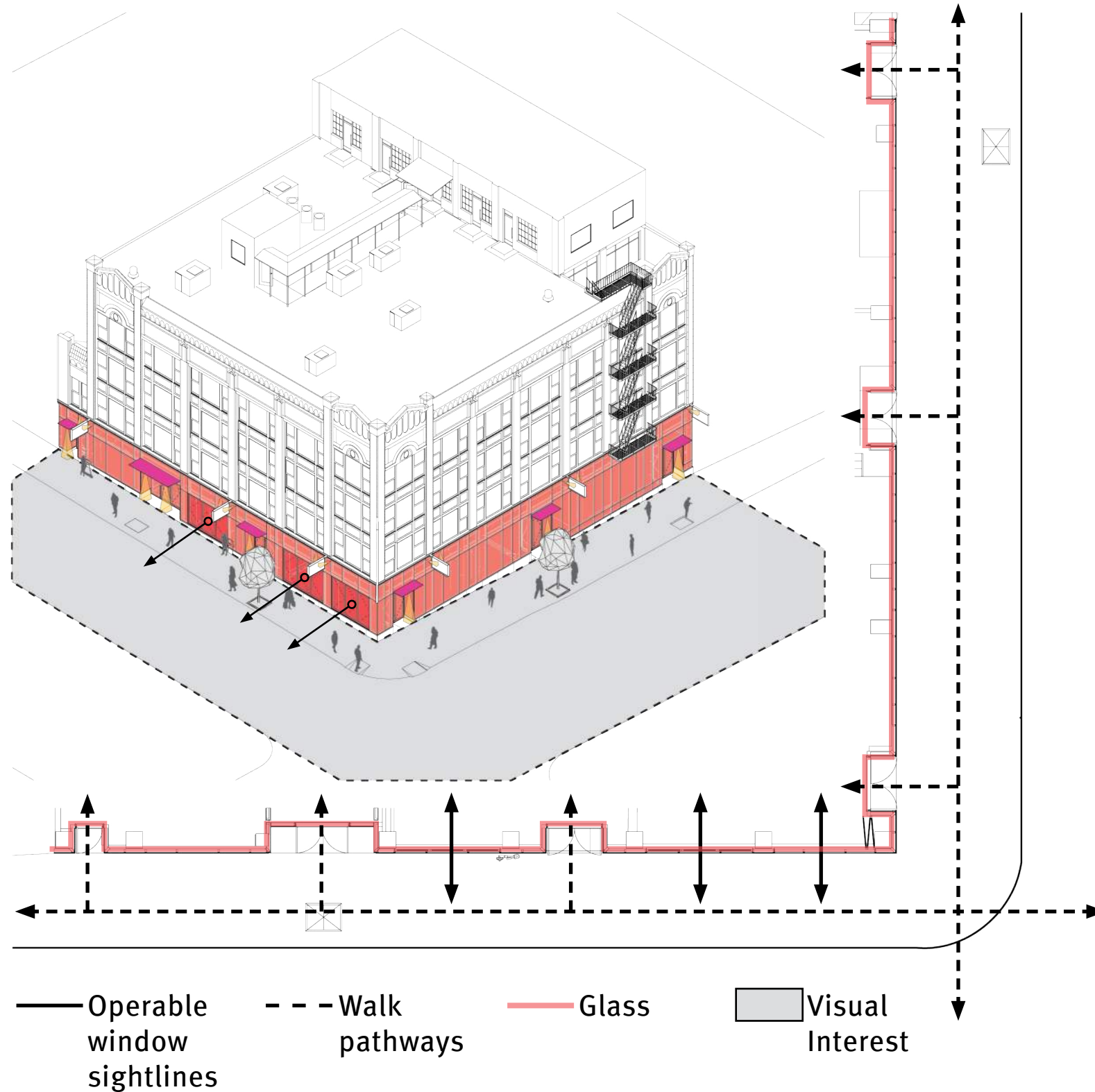
How are we doing this?

- Increasing glazing at the first floor to differentiate ground level retail from upper-level offices
- Increasing outdoor lighting to allow both visitors to the building and passing pedestrians to utilize the space safely at night
- Providing recessed entrances for better protection from precipitation
- Take advantage of Broadway Unique Sign District to place a large corner sign



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Responding to Design Guidelines:

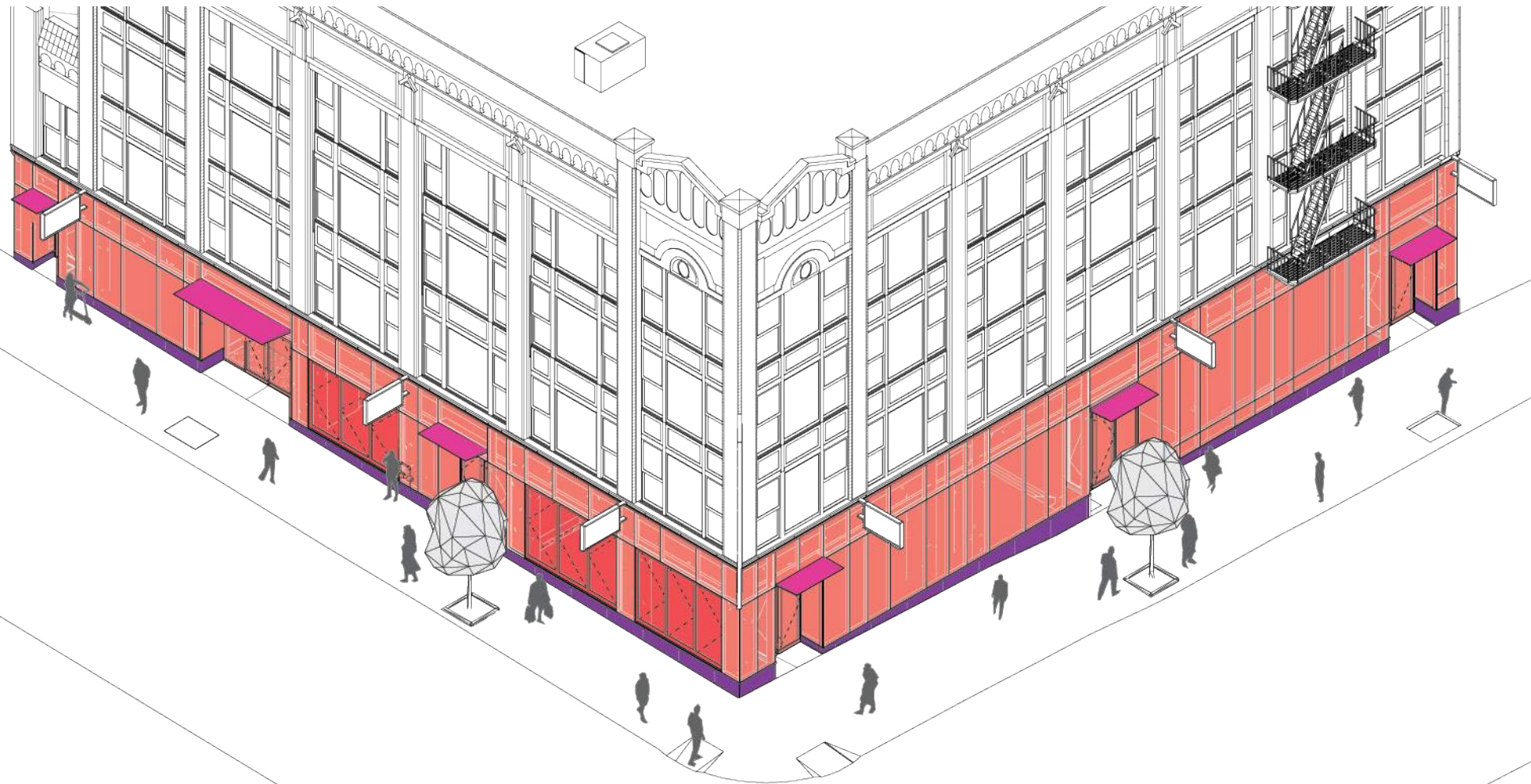


03 INCREASE PERMIABILITY BETWEEN BUILDING & STREET:

How are we doing this?

- Installing high-efficiency clear glazing and large operable windows
- Completely replace the existing ground floor storefront and faux brick with an all glass storefront system to celebrate the existing structure that will be clearly seen by the pedestrian walking outside
- Place a dark colored frit pattern on the glass for better visibility at night from the inside of the building
- Install exterior and interior lighting for better visibility at night for pedestrians to see signage

Responding to Design Guidelines:



04 REFRESH AND ELEVATE EXISTING BUILDING:

How are we doing this?

- Use dark fritted glass for better visibility at night from the inside
- Use structural silicone glazing system for a clean and seamless look to building storefront
- Use stone cladding at the base of the storefront to compliment the existing the building facade in the upper floors
- Install and replace existing canopies with a reflective metal canopy
- Renovate existing lobby with new lighting, paint, and material finish
- Fix entry points of existing building and sidewalk to be ADA accessible
- Integrate large corner tenant signage to embrace Broadway Unique Sign District



DARK FRITTED GLASS



SSG GLAZING SYSTEM

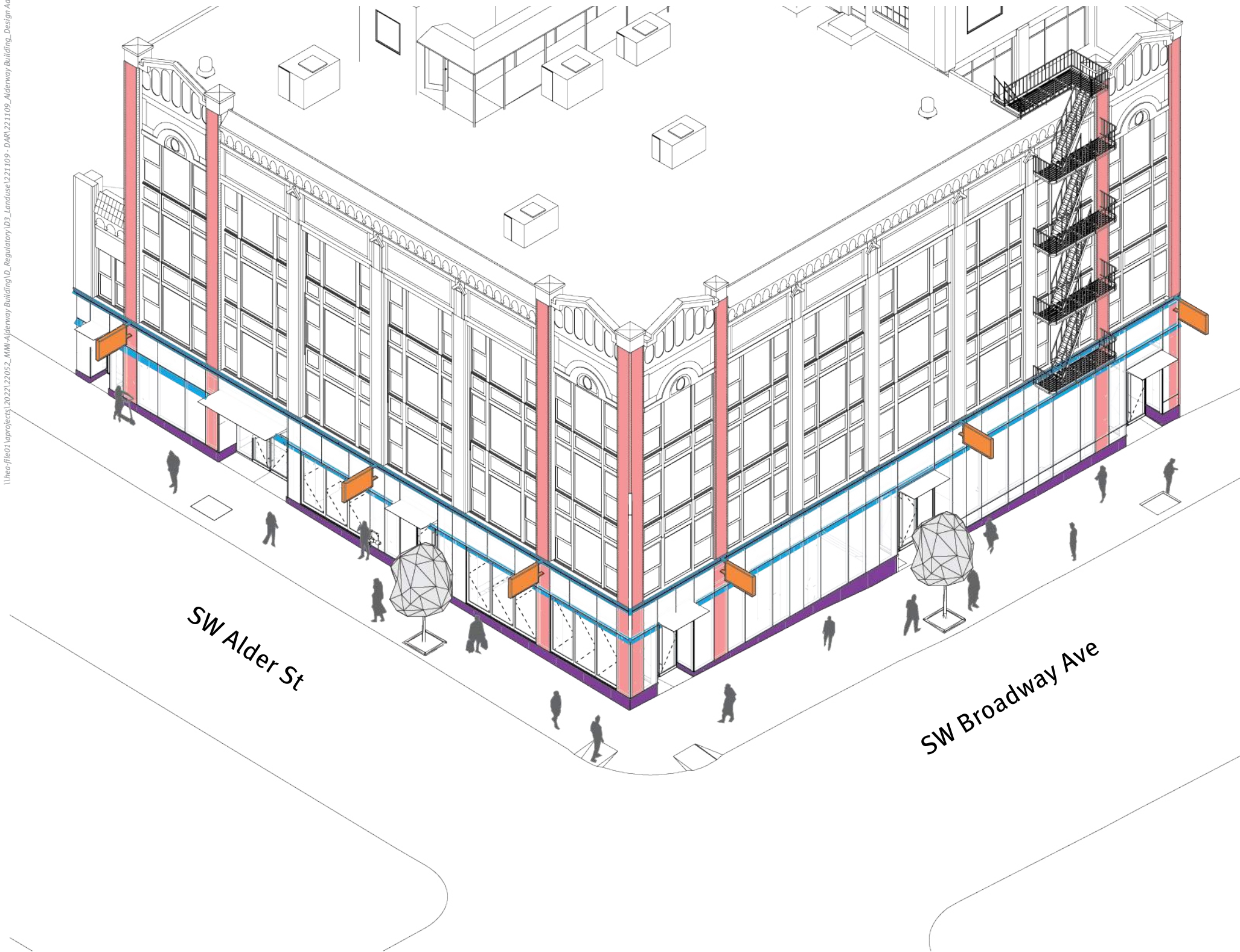


STONE CLADDING BASE



METAL CANOPY

Responding to Design Guidelines:



05 PROVIDE CONTINUITY IN DESIGN LANGUAGE:

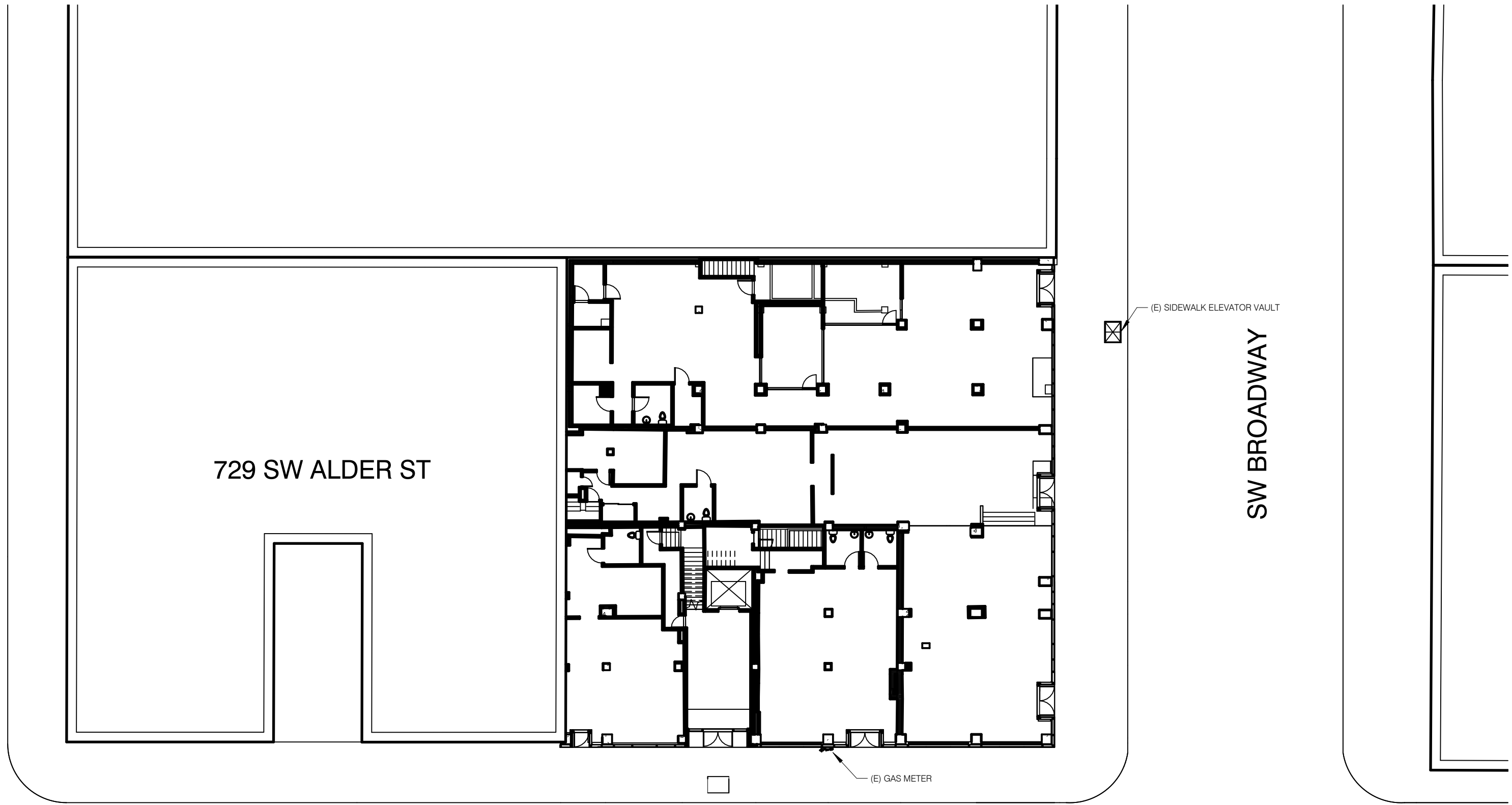
How are we doing this?

- Ensure that increasing the glazing responds to datum lines and alignments on the original building
- Use the surrounding building's use of ground floor and upper floor difference to keep the design language consistent throughout the area
- Embrace the existing columns and expose them in the ground floor to accept the history and original construction of the building
- Touch up and fix broken/damaged parts of the upper floor facades

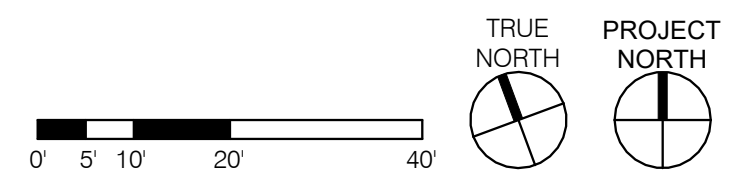
0.0 Drawing Index

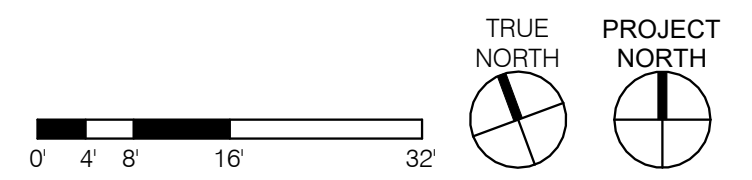
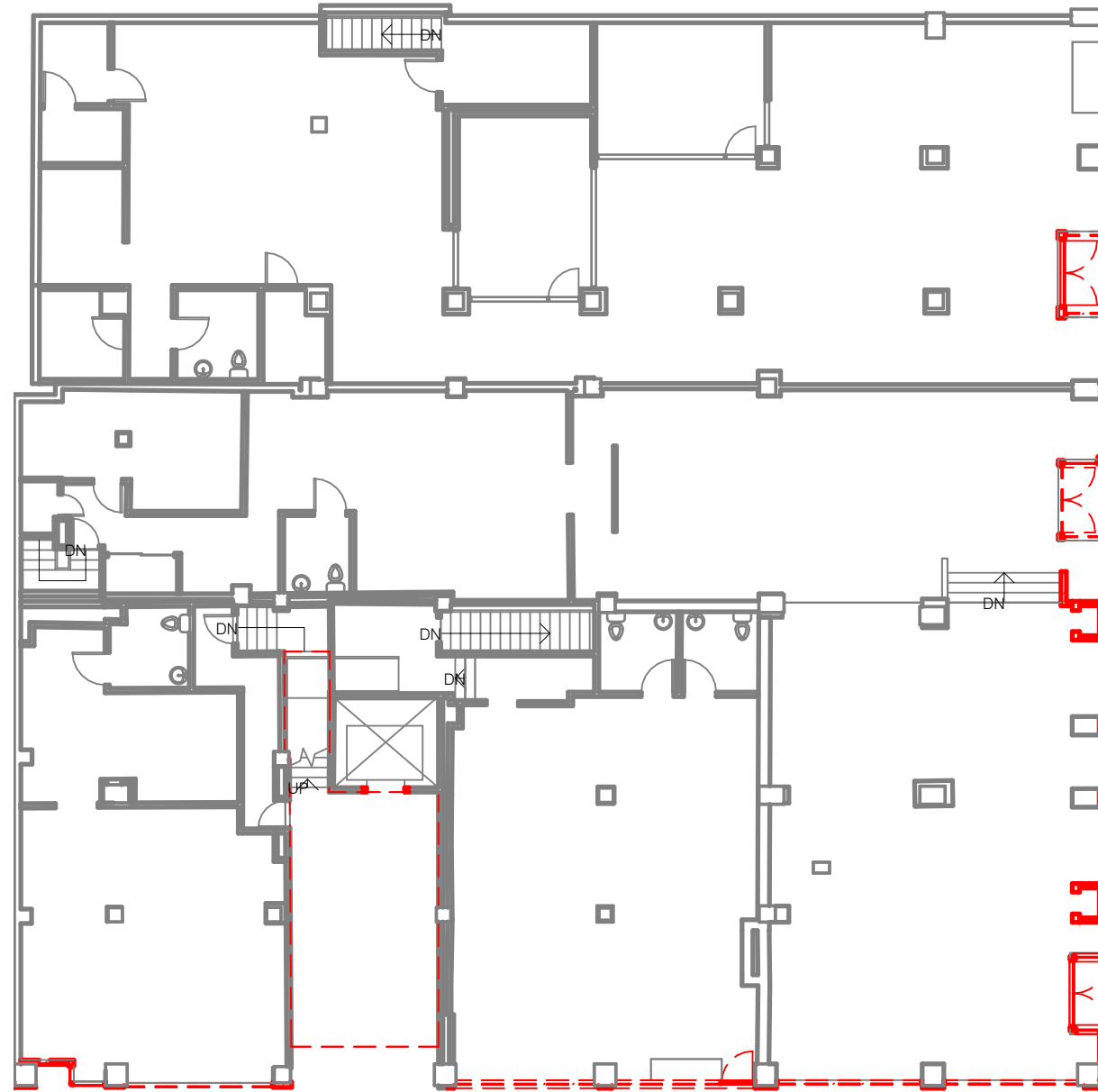
A001	SITE PLAN
A101	DEMOLITION PLAN - LEVEL 01
A201	FLOOR PLAN - LEVEL 01
A301	EXTERIOR ELEVATIONS
A401	ENLARGED PLAN AND ELEVATION
A402	ENLARGED PLAN AND ELEVATION
A501	ENTRY LOBBY - ENLARGED PLANS AND ELEVATIONS
****	RENDERINGS

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SW ALDER ST



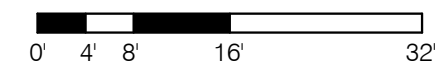


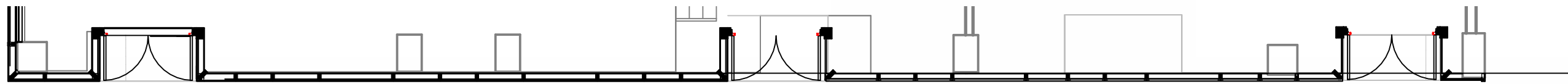


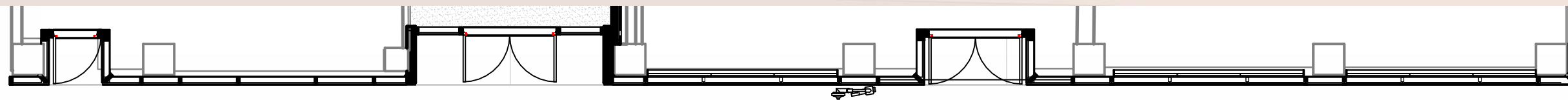
SIDEWALK ELEVATOR VAULT

SW BROADWAY AVE

SW ALDER ST









Black painted metal (to match existing decorative metalwork)



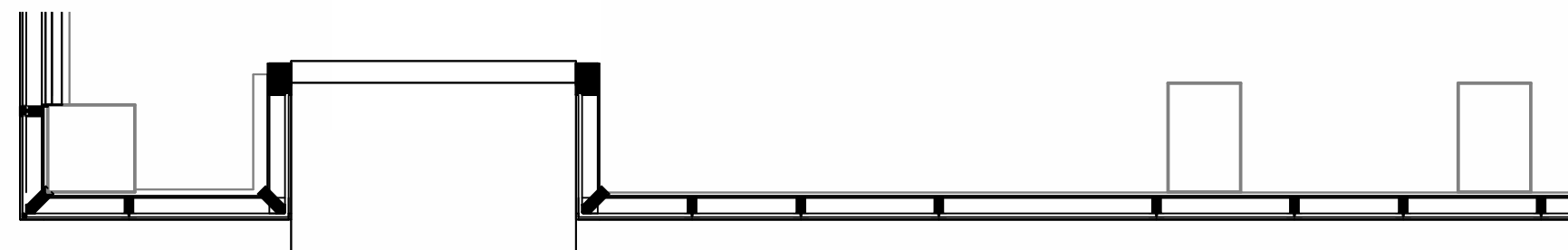
Dark Colored Fritted Glass



Structural Silicone Glazed Curtain Wall



Dark Stone









Hennebery Eddy Architects 

ALDERWAY BUILDING RENOVATION

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Structural

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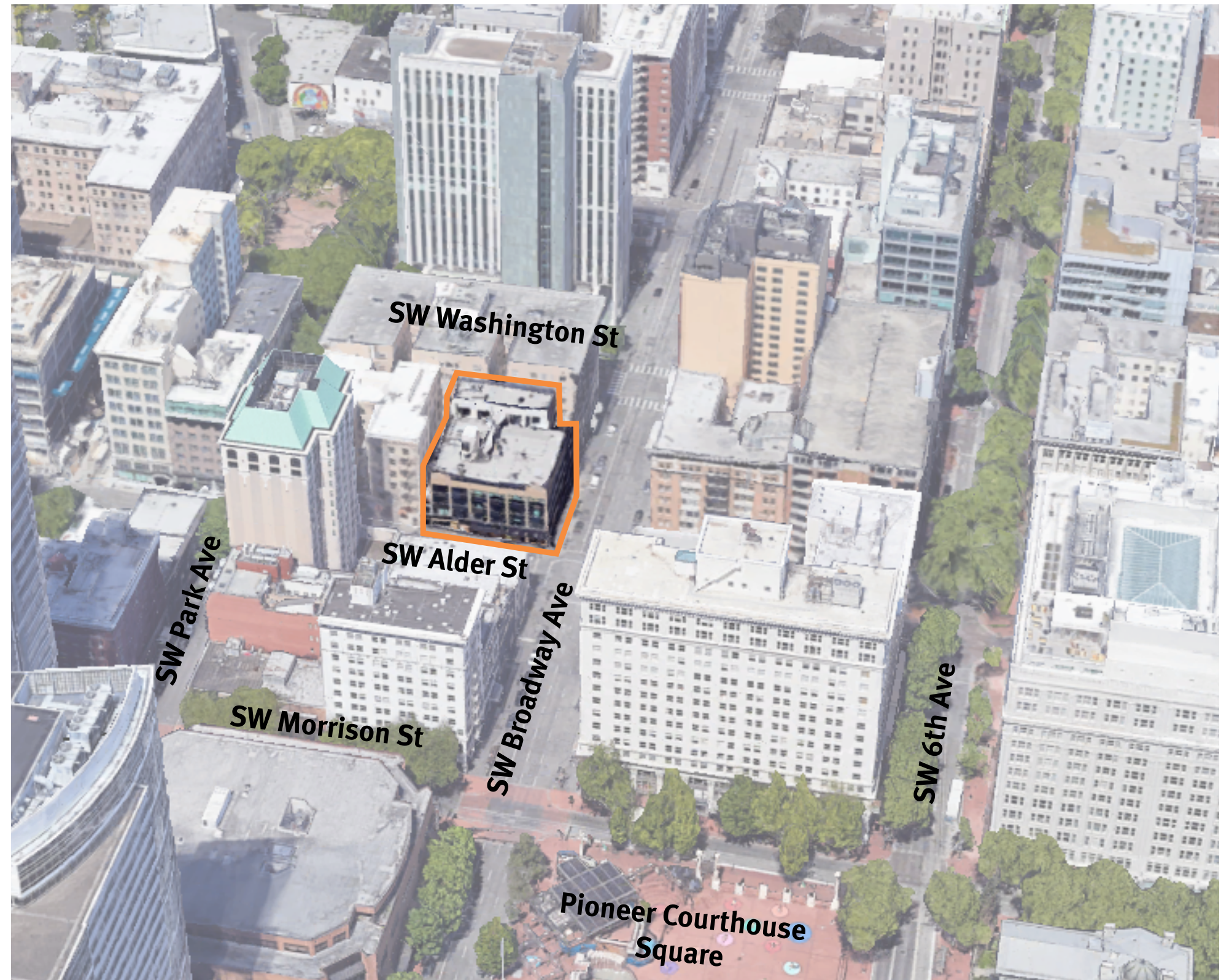
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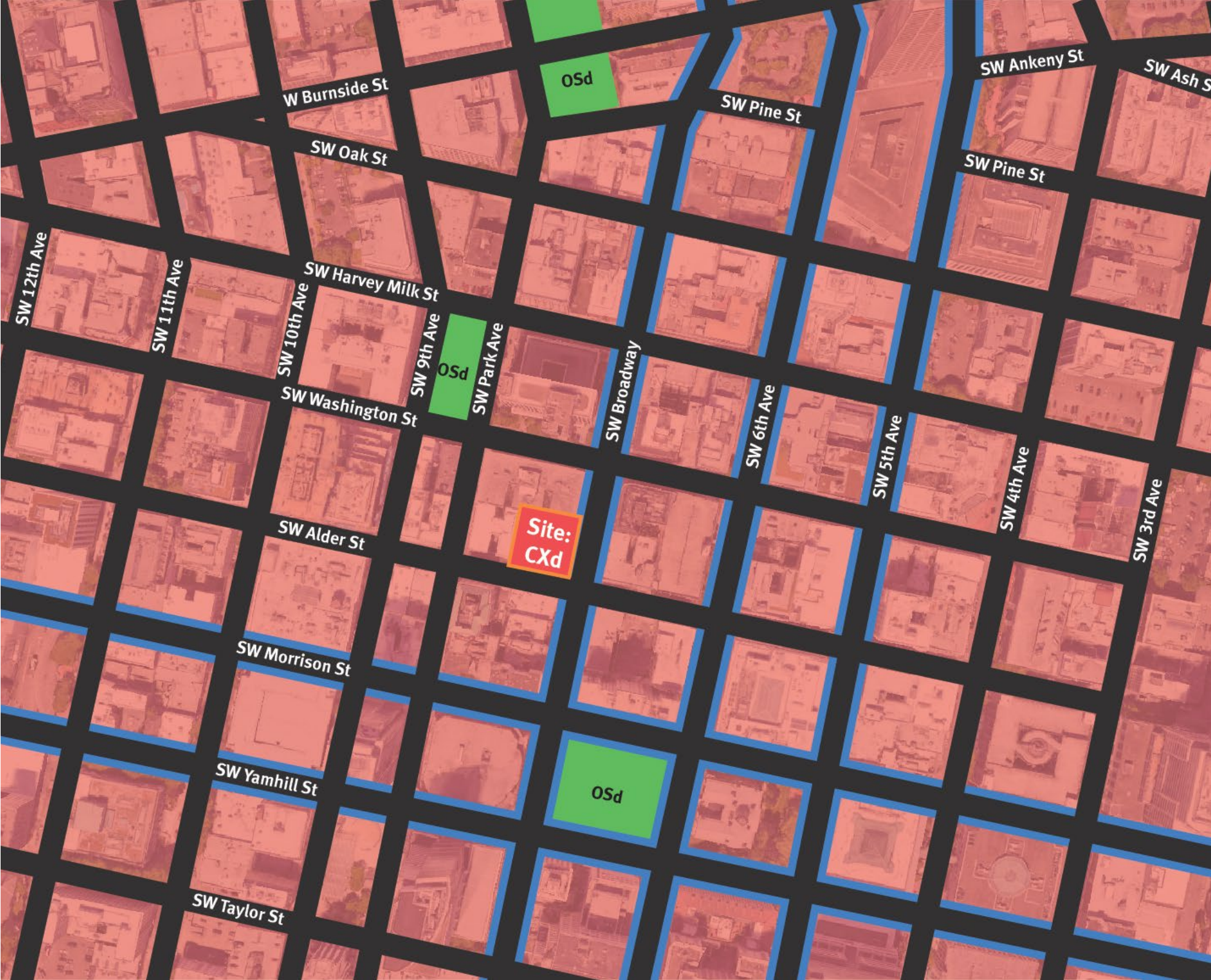
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Subdistrict:
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LEGEND:

-  BUILDING SITE-CXd ZONING
-  OSd ZONING
-  CXd ZONING
-  GROUND FLOOR WINDOW REQUIREMENTS @ 60% PER MAP 510-8



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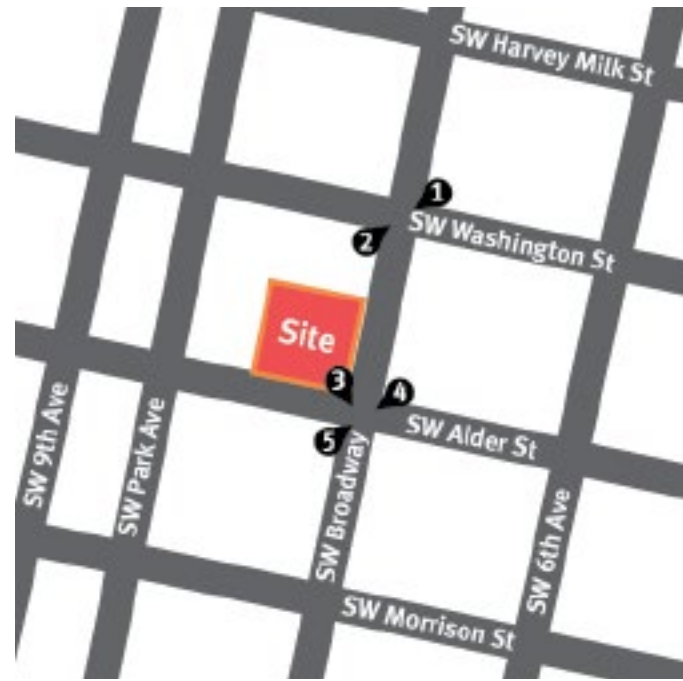
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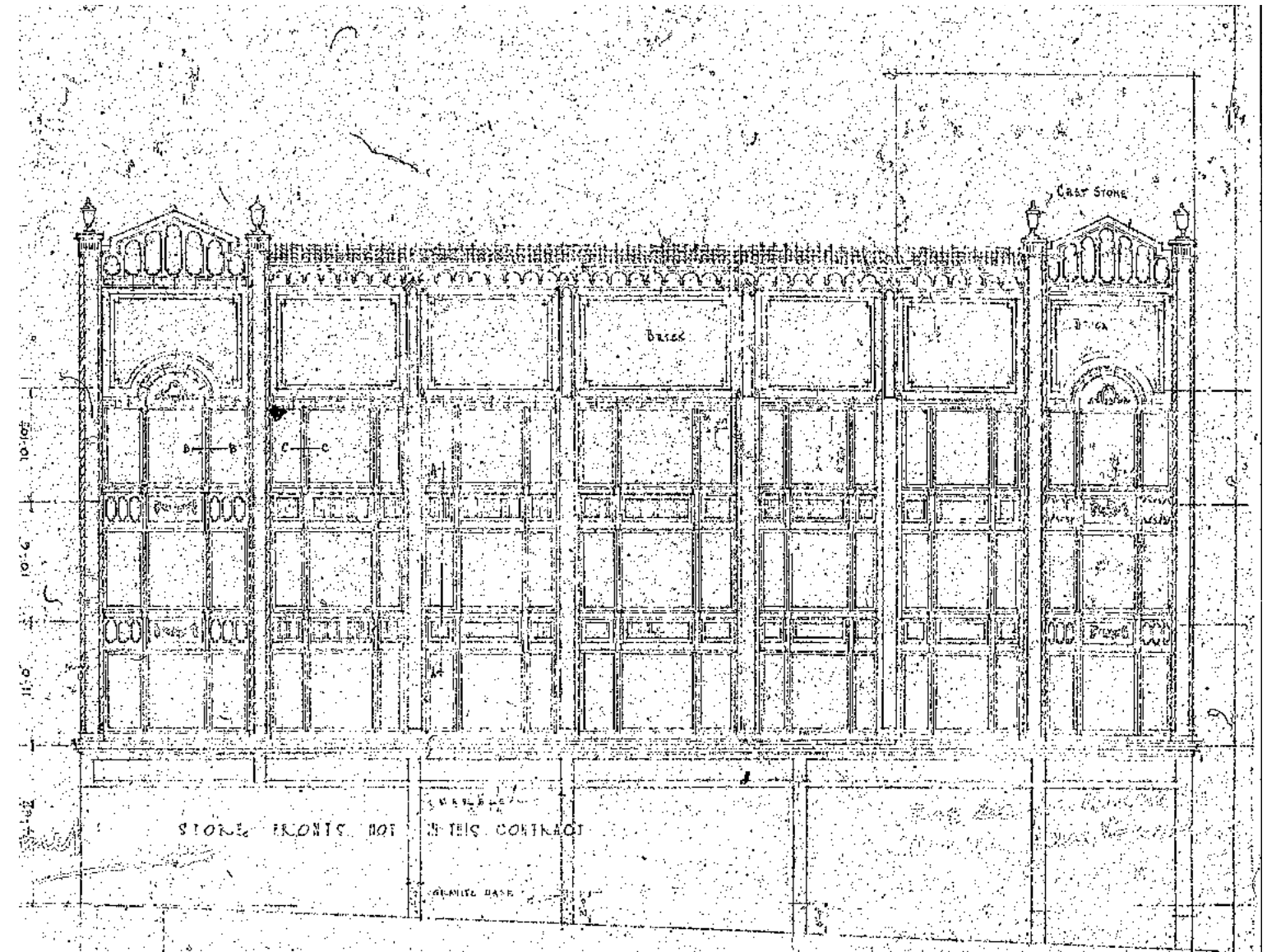
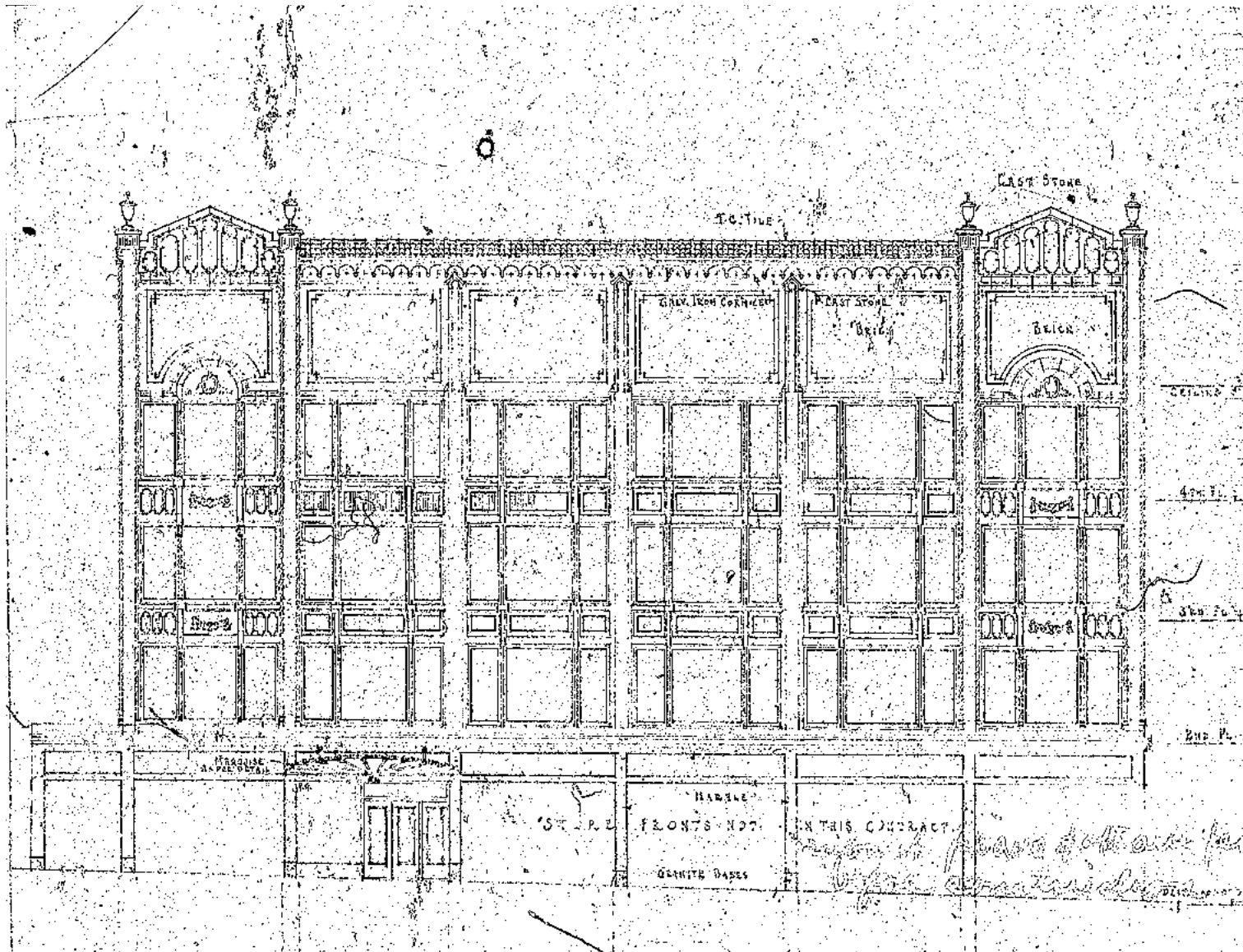
Historic Conditions:



Historic Conditions:



Historic Conditions:



DESIGN GUIDELINES & PROJECT GOALS_02

Applicable Design Guidelines:

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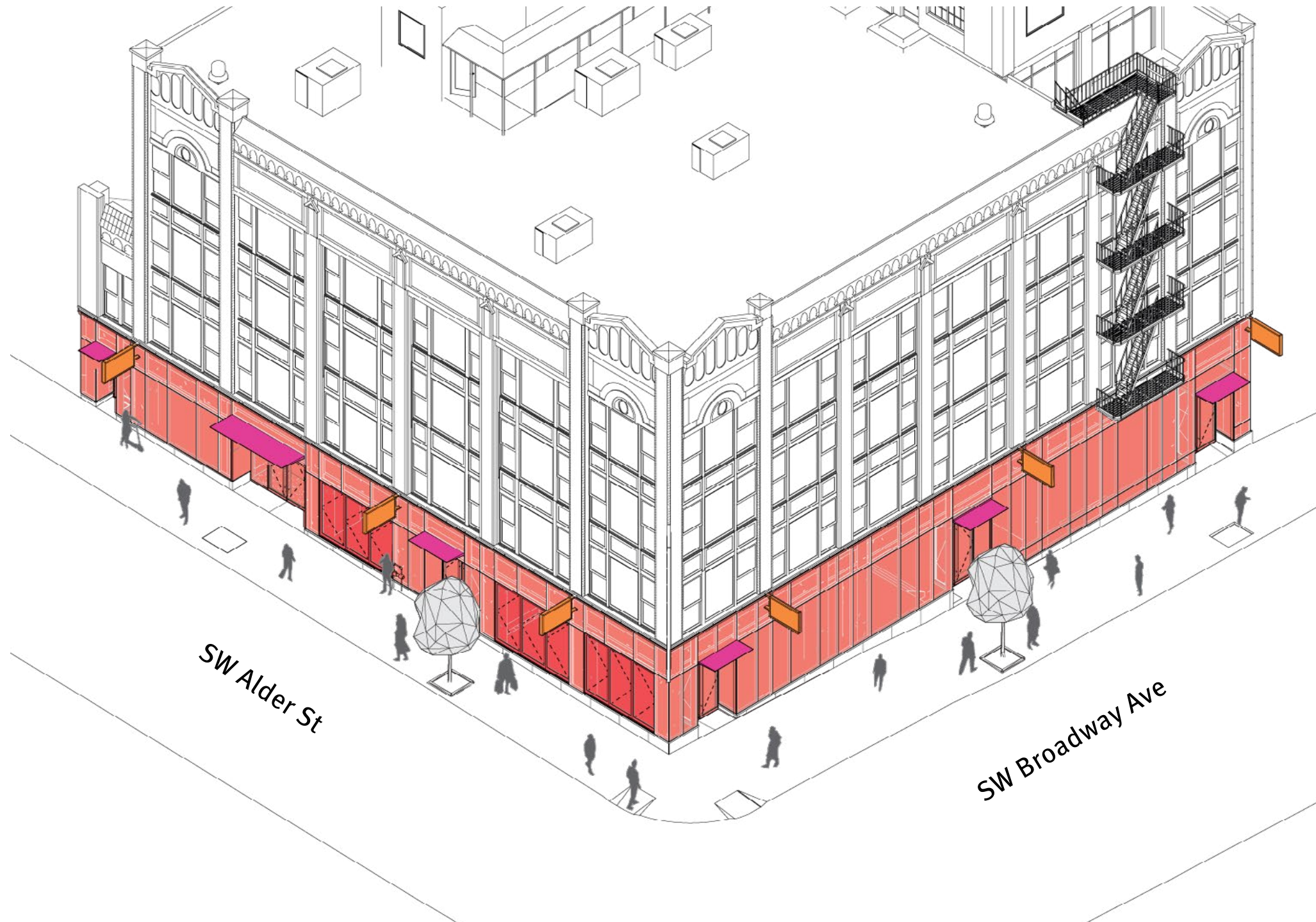
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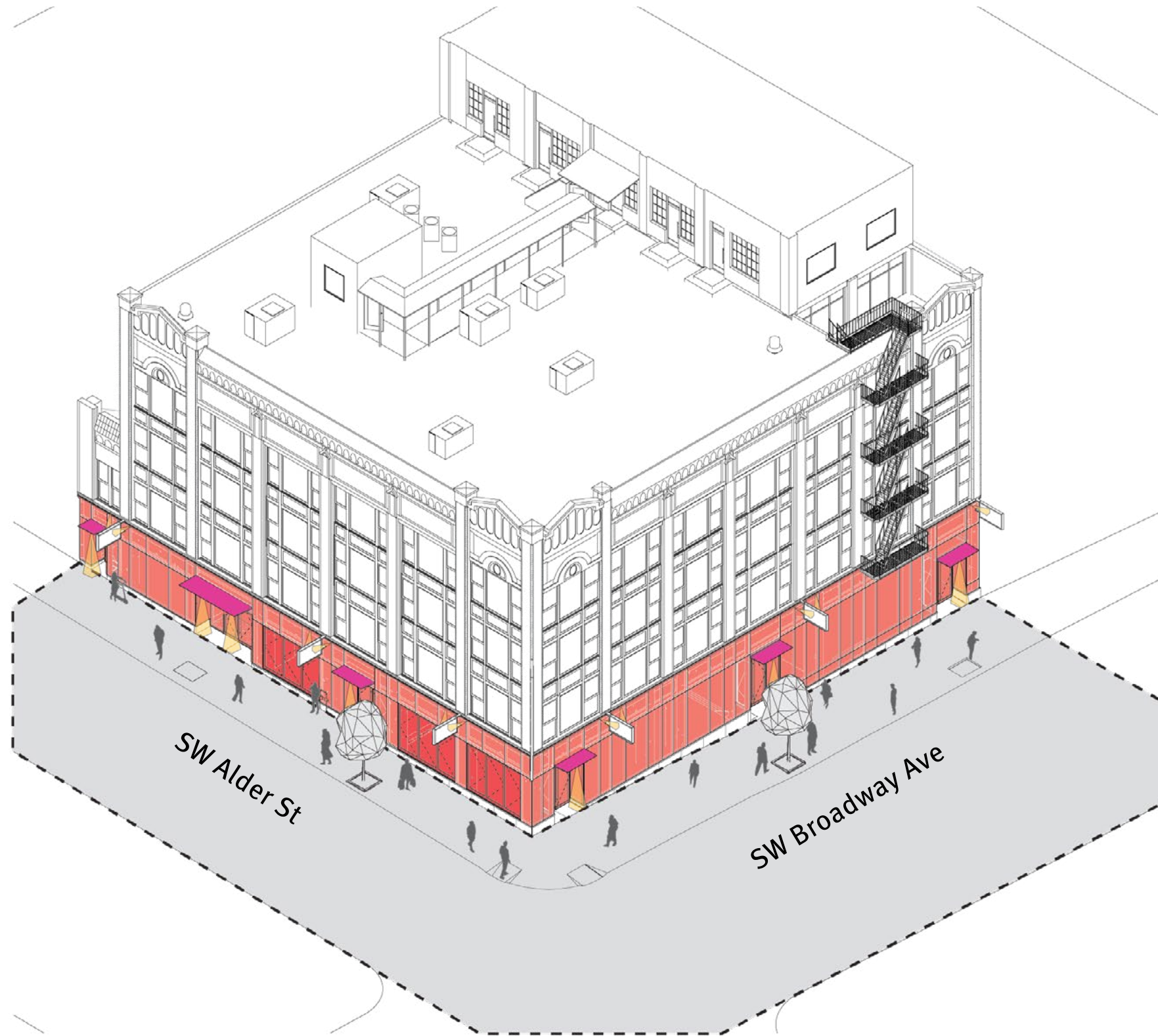


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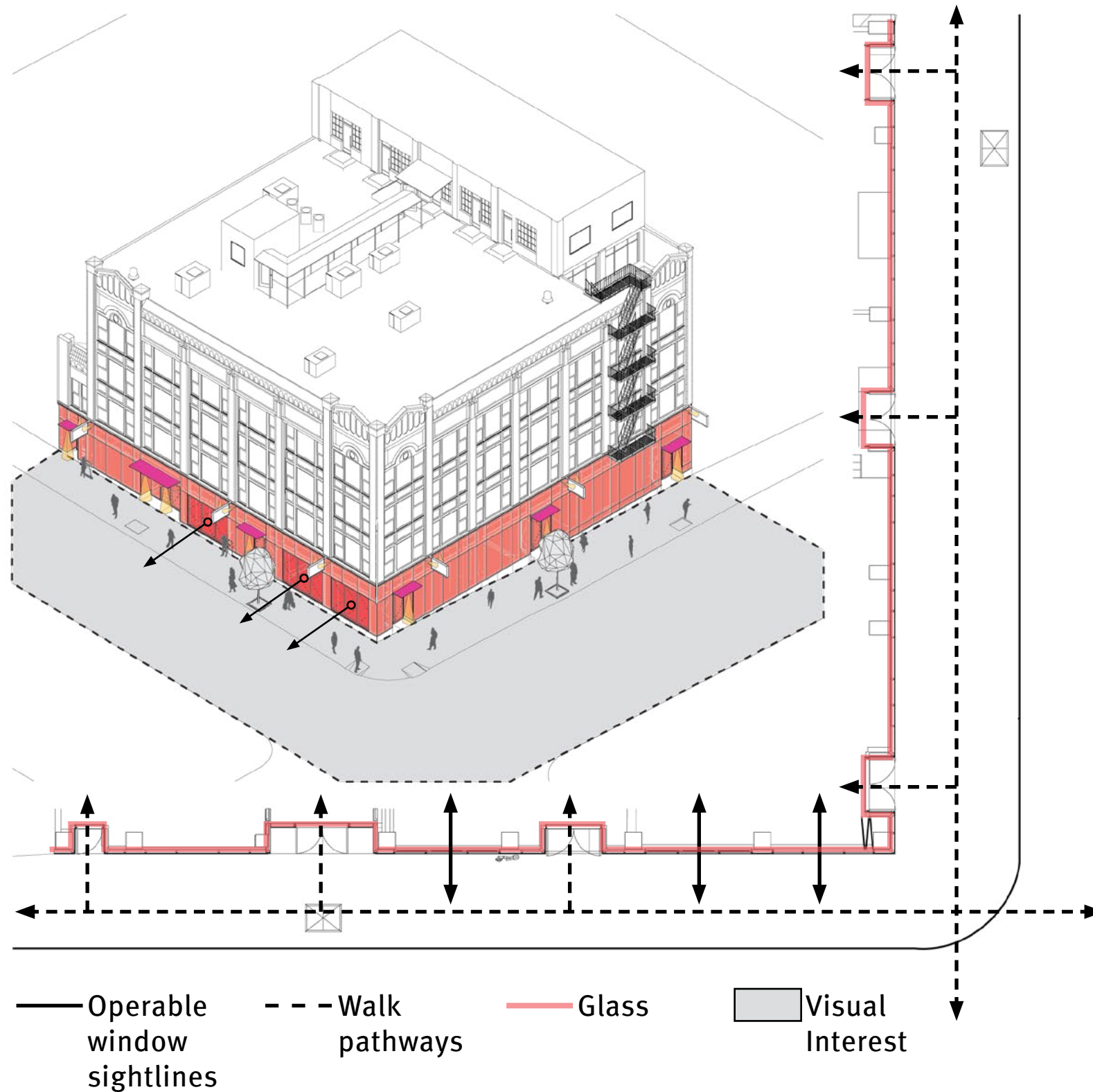
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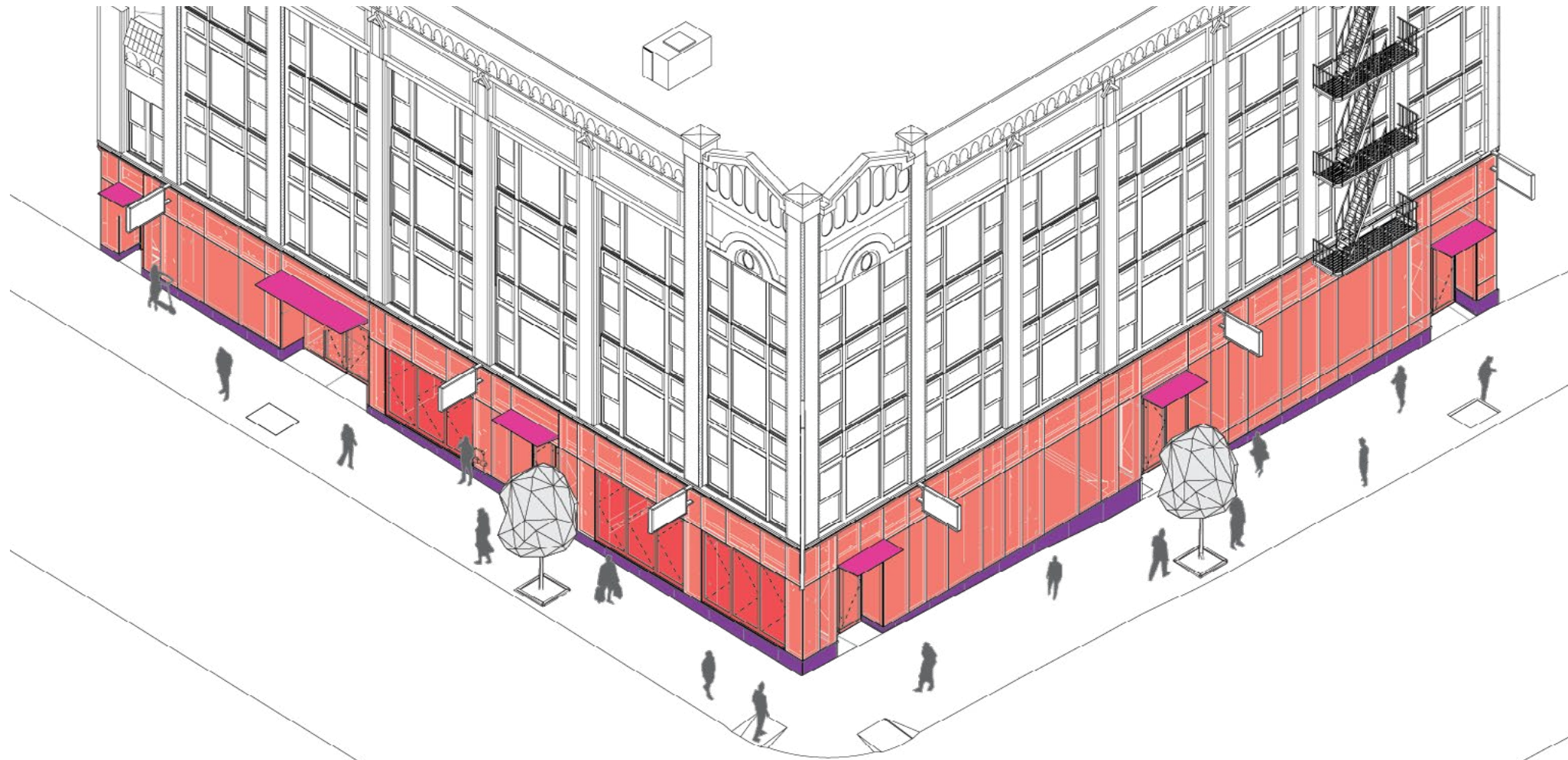
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- Install and replace inconsistent existing canopies with a reflective metal canopy that highlights tenant entries
- Renovate existing lobby with new lighting, paint, and accent material finishes
- Fix entry points of existing building and sidewalk to be ADA accessible
- Integrate large corner tenant signage to embrace Broadway Unique Sign District

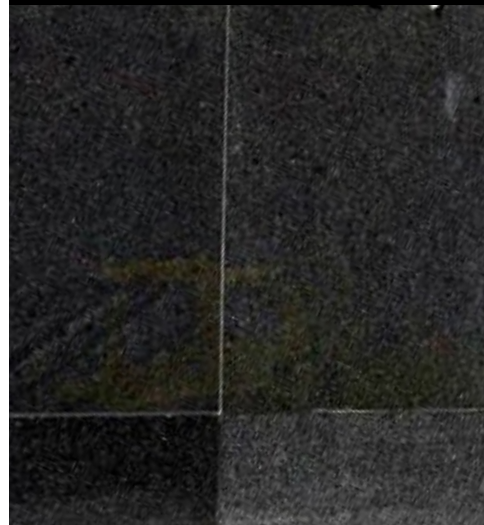
CLEAR FRITTED GLASS



SSG GLAZING SYSTEM



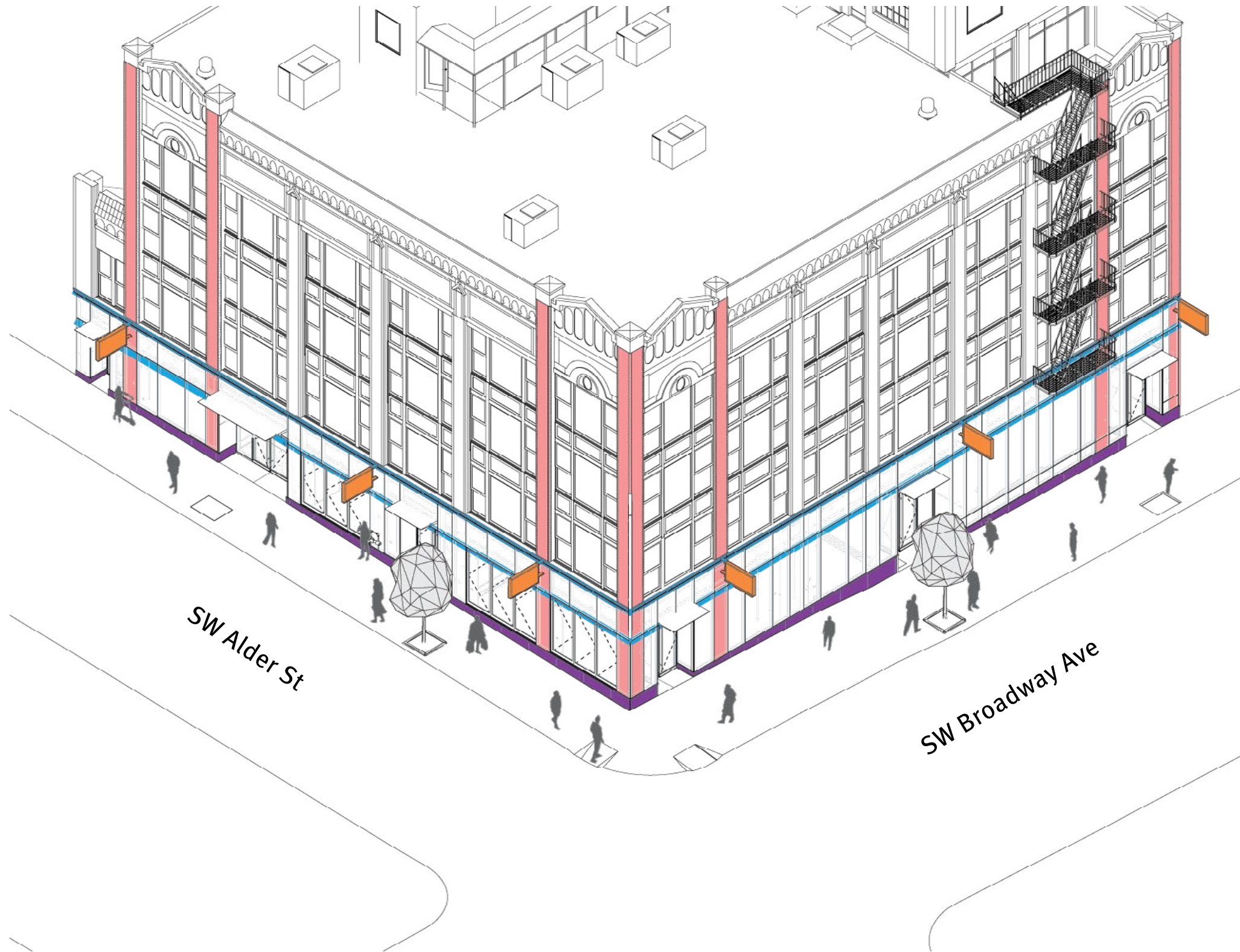
STONE CLADDING BASE



METAL CANOPY



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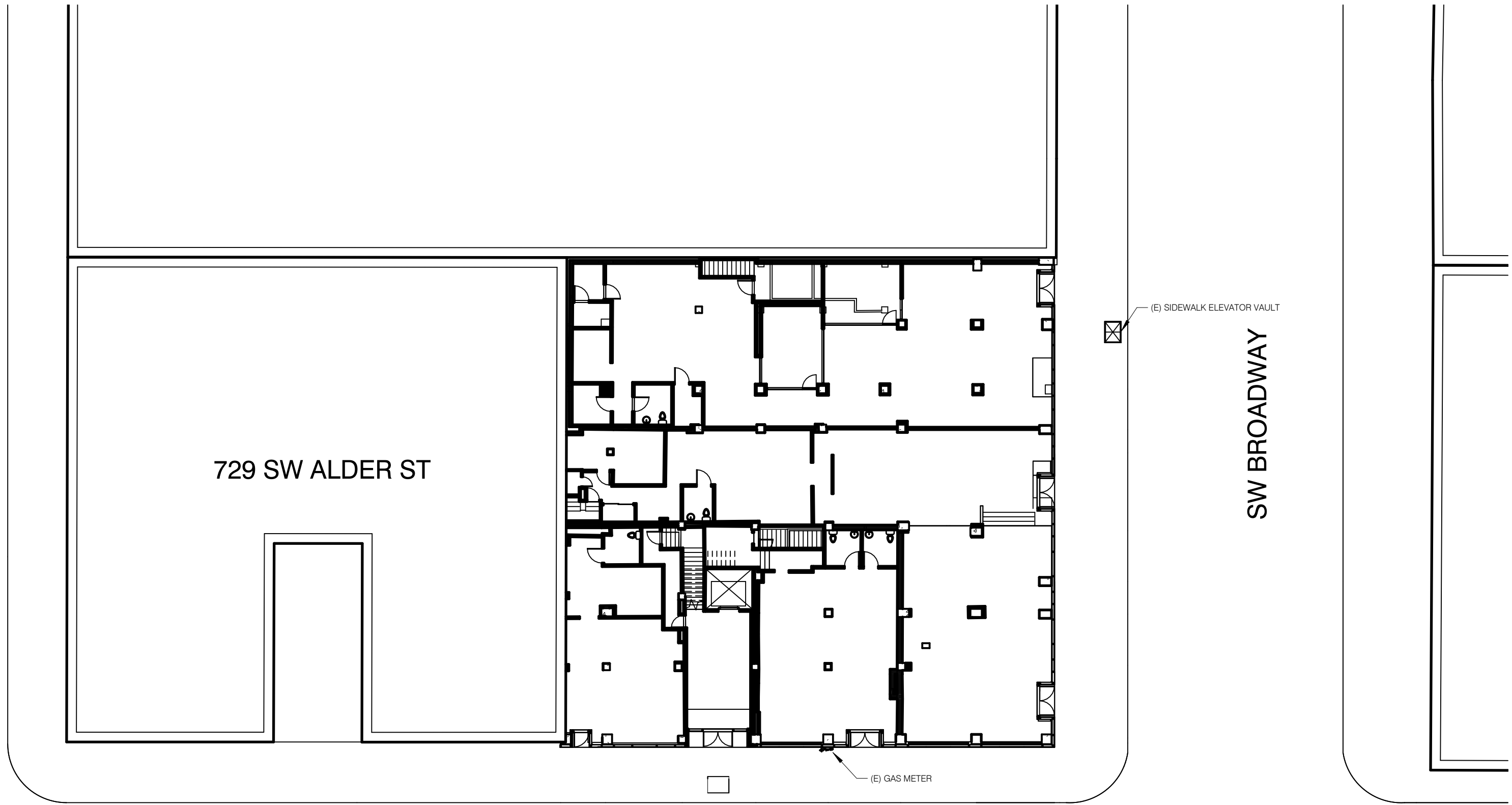
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A302.0	EXISTING EXTERIOR ELEVATIONS - SOUTH
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A401	ENLARGED ELEVATION AND MATERIALS RENDERINGS



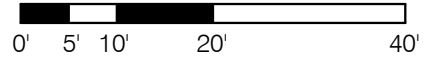
729 SW ALDER ST

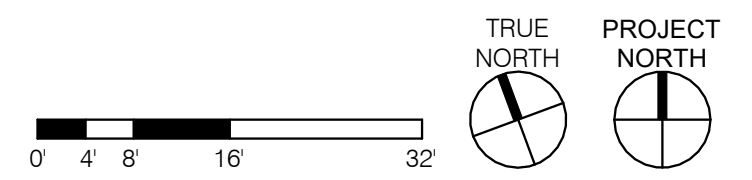
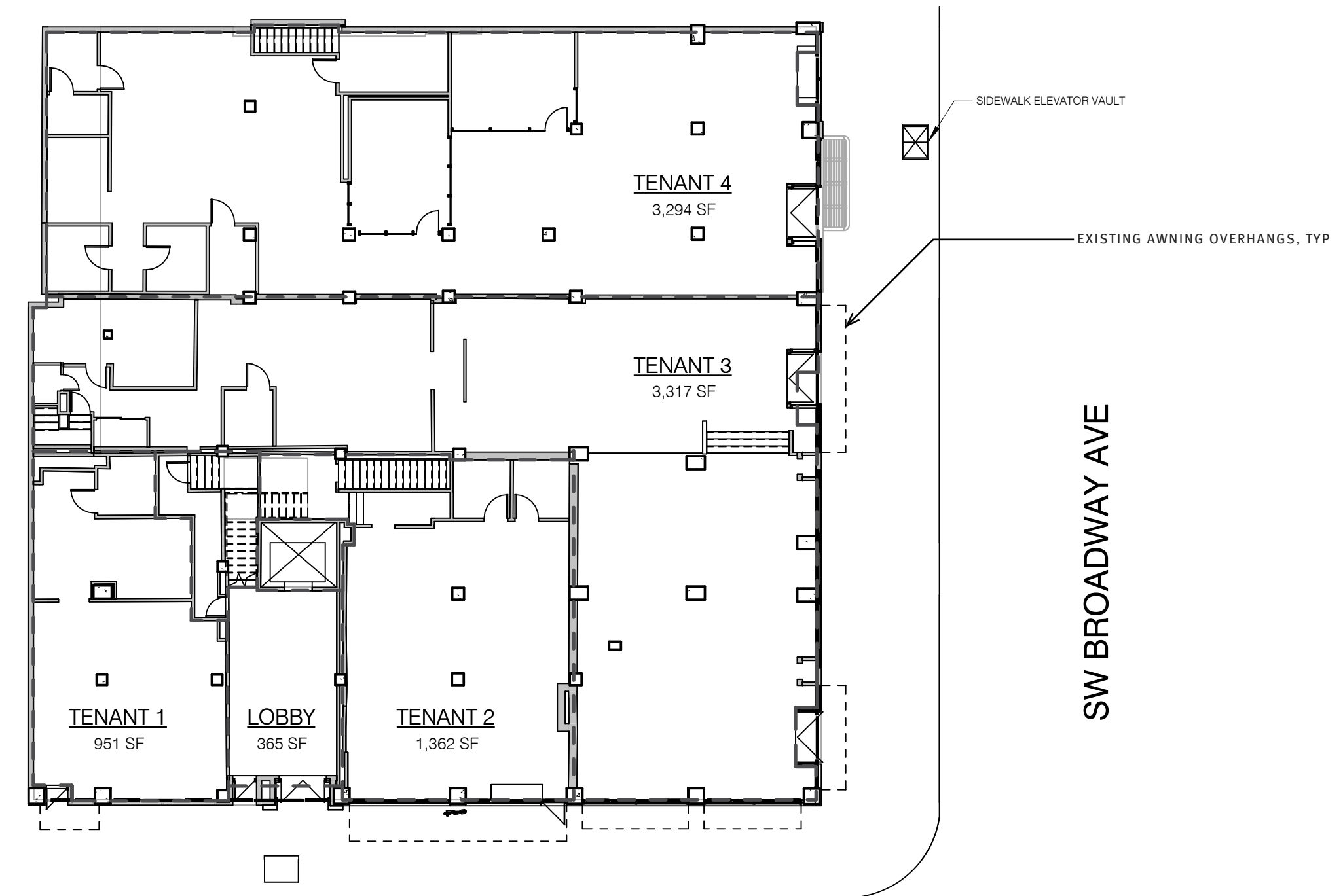
(E) SIDEWALK ELEVATOR VAULT

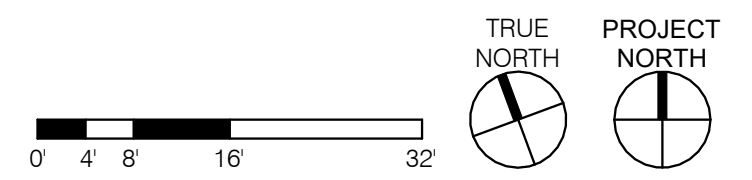
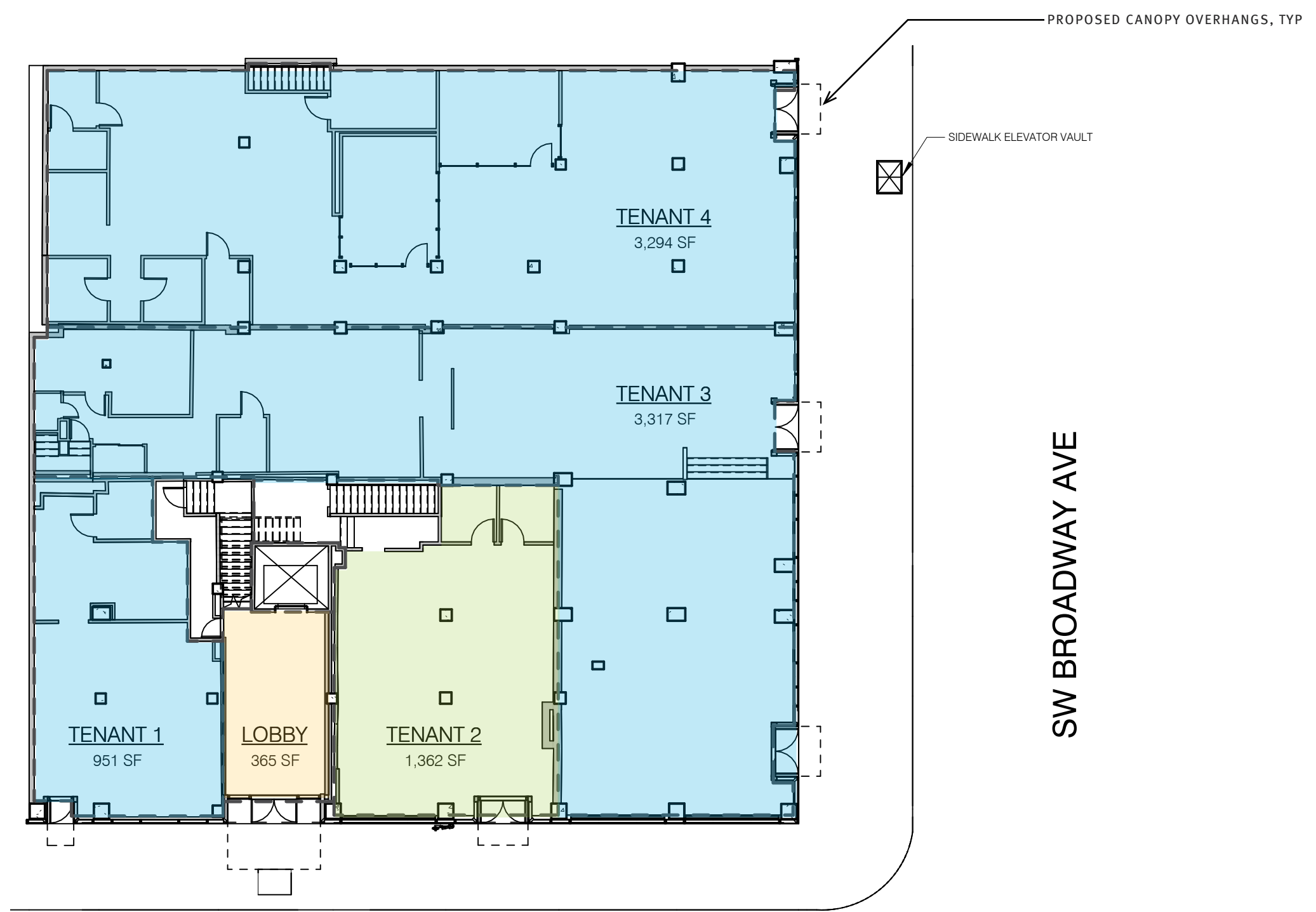
SW BROADWAY

(E) GAS METER

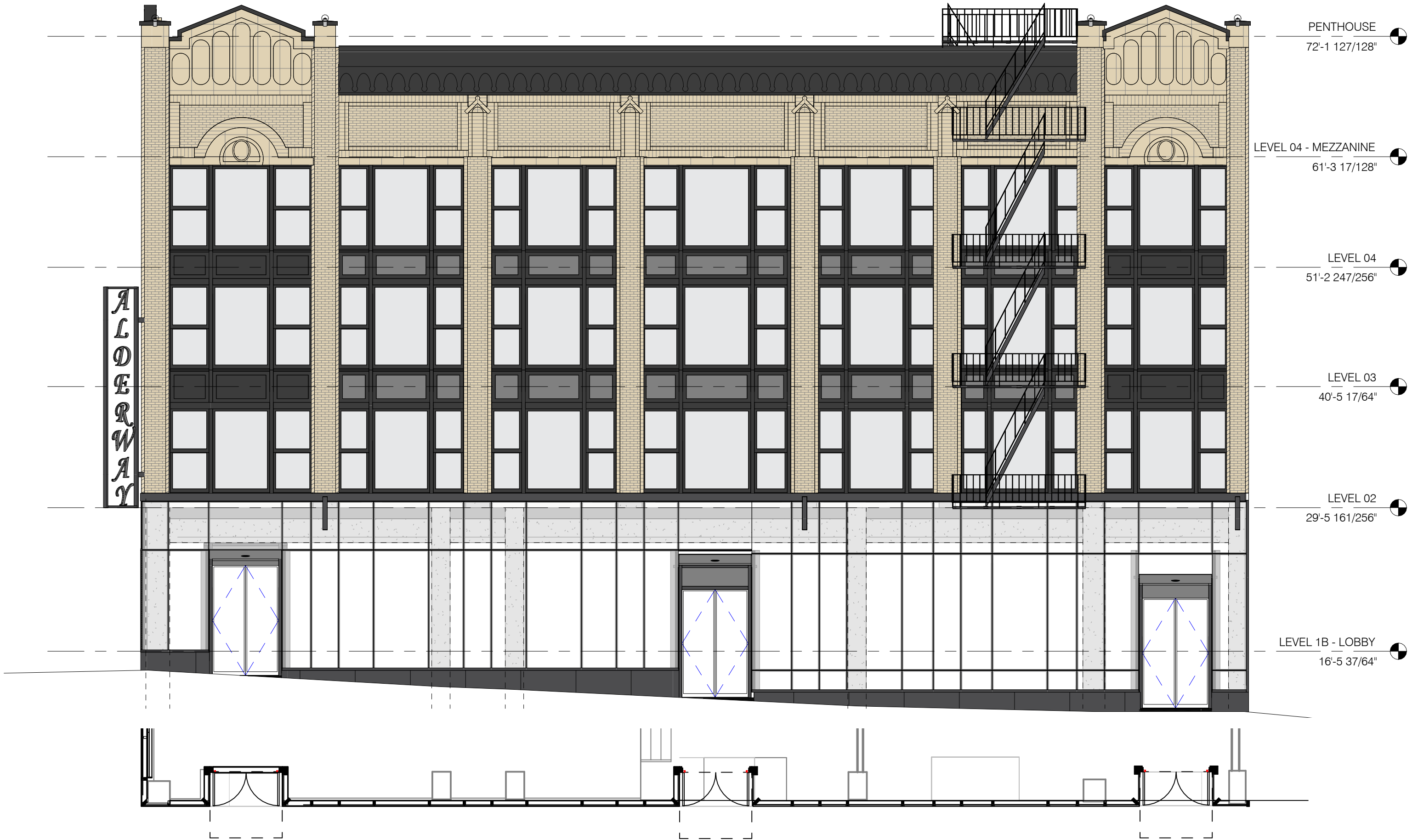
SW ALDER ST











ALDERWAY

PENTHOUSE
72'-1 127/128"

LEVEL 04 - MEZZANINE
61'-3 17/128"

LEVEL 04
51'-2 247/256"

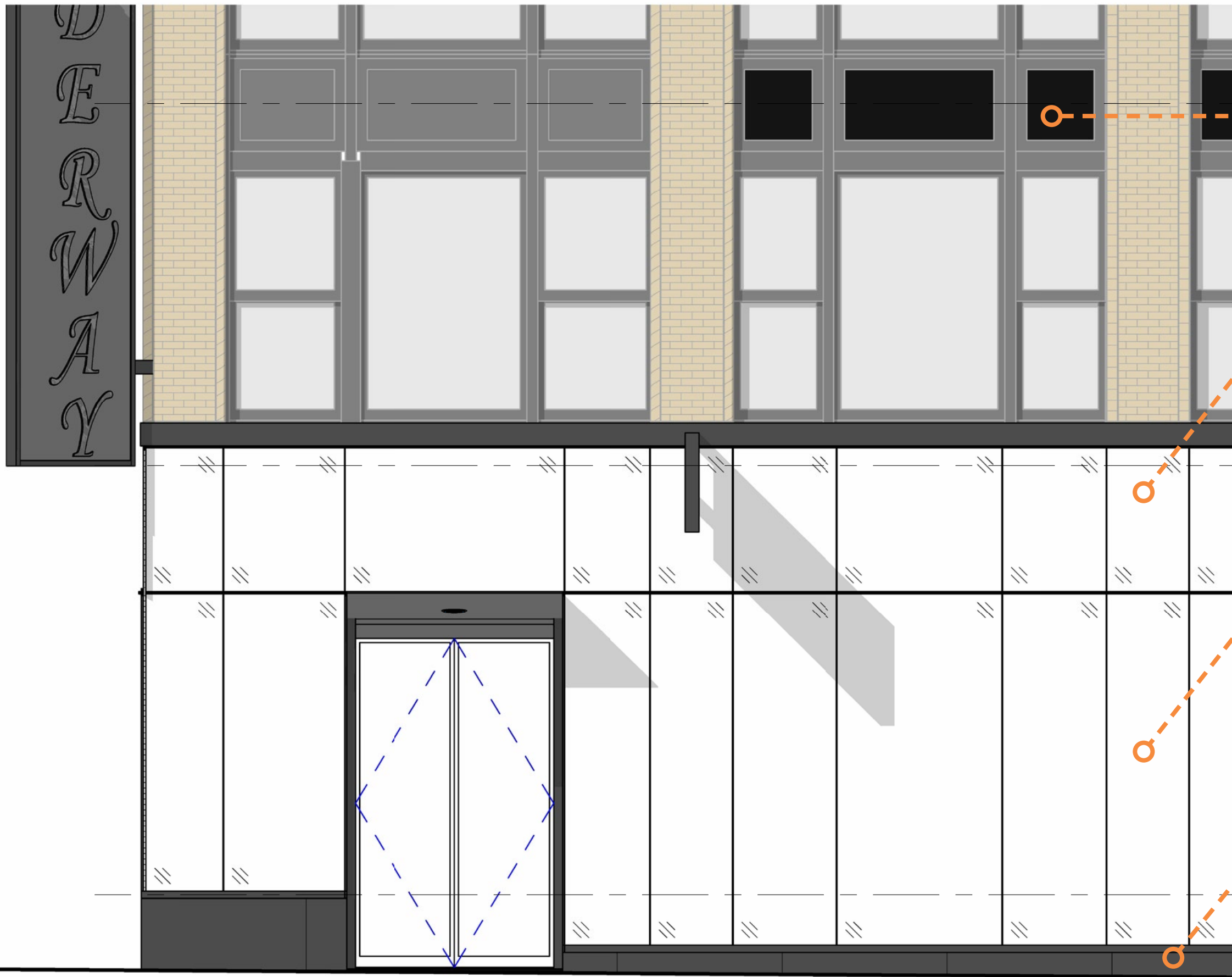
LEVEL 03
40'-5 17/64"

LEVEL 02
29'-5 161/256"

LEVEL 1B - LOBBY
16'-5 37/64"







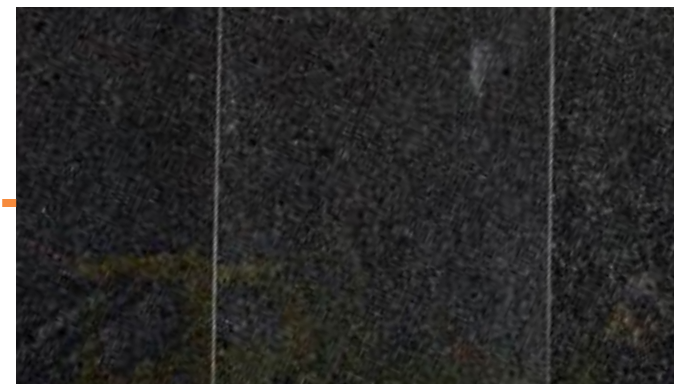
Black painted metal
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Starphire Glass w/ Dark Toned Frit
(Bird Safe Pattern+)



Structural Silicone Glazed Curtain Wall System

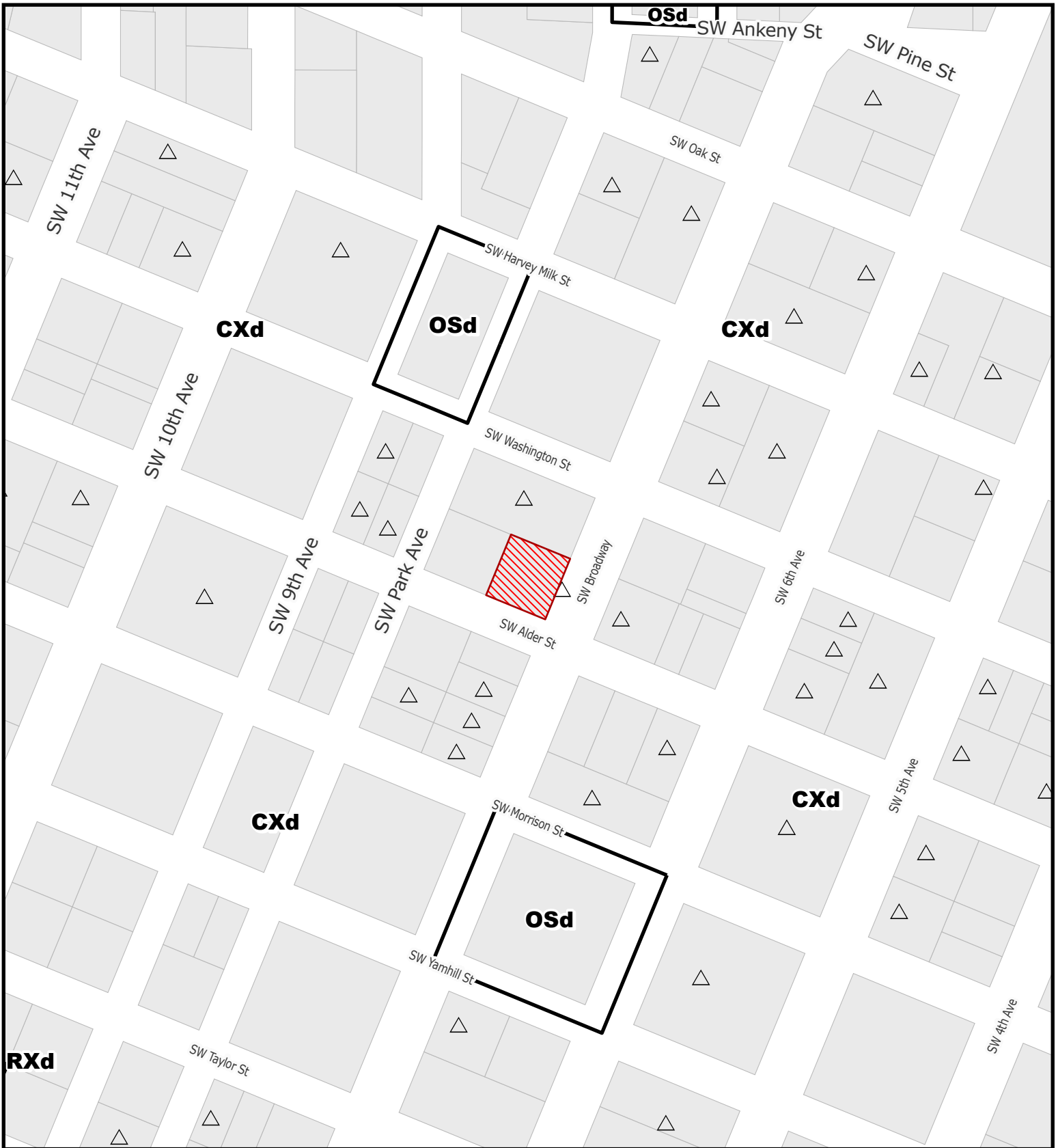


Dark Stone Base











For Zoning Code in Effect Post October 1, 2022

ZONING 
 THIS SITE LIES WITHIN THE:
 CENTRAL CITY PLAN DISTRICT
 DOWNTOWN SUB DISTRICT

-  Site
-  Historic Landmark

File No.	<u>EA 22 - 202537 DA</u>
1/4 Section	<u>3029</u>
Scale	<u>1 inch = 200 feet</u>
State ID	<u>1N1E34CC 6800</u>
Exhibit	<u>B</u> <u>Nov 18, 2022</u>

ALDERWAY BUILDING RENOVATION

DESIGN ADVICE REQUEST



TABLE OF CONTENTS

Project Overview_01

- Project Team
- Project Description
- Project Data
- Site Context
- Existing Conditions
- Historic Conditions

Design Guidelines & Project Goals_02

- Applicable Design Guidelines
- Project Goals

Drawings_03

- Site Plans
- Floor Plans
- Elevations
- Enlarged Elevations
- Perspectives

PROJECT OVERVIEW_01

Project Team:

Client

Melvin Mark Investors

Architect

Hennebery Eddy Architects, Inc

Civil

KPFF Portland Civil + Survey

Structural

KPFF Portland Structural

Mechanical

ARRIS Consulting

Electrical

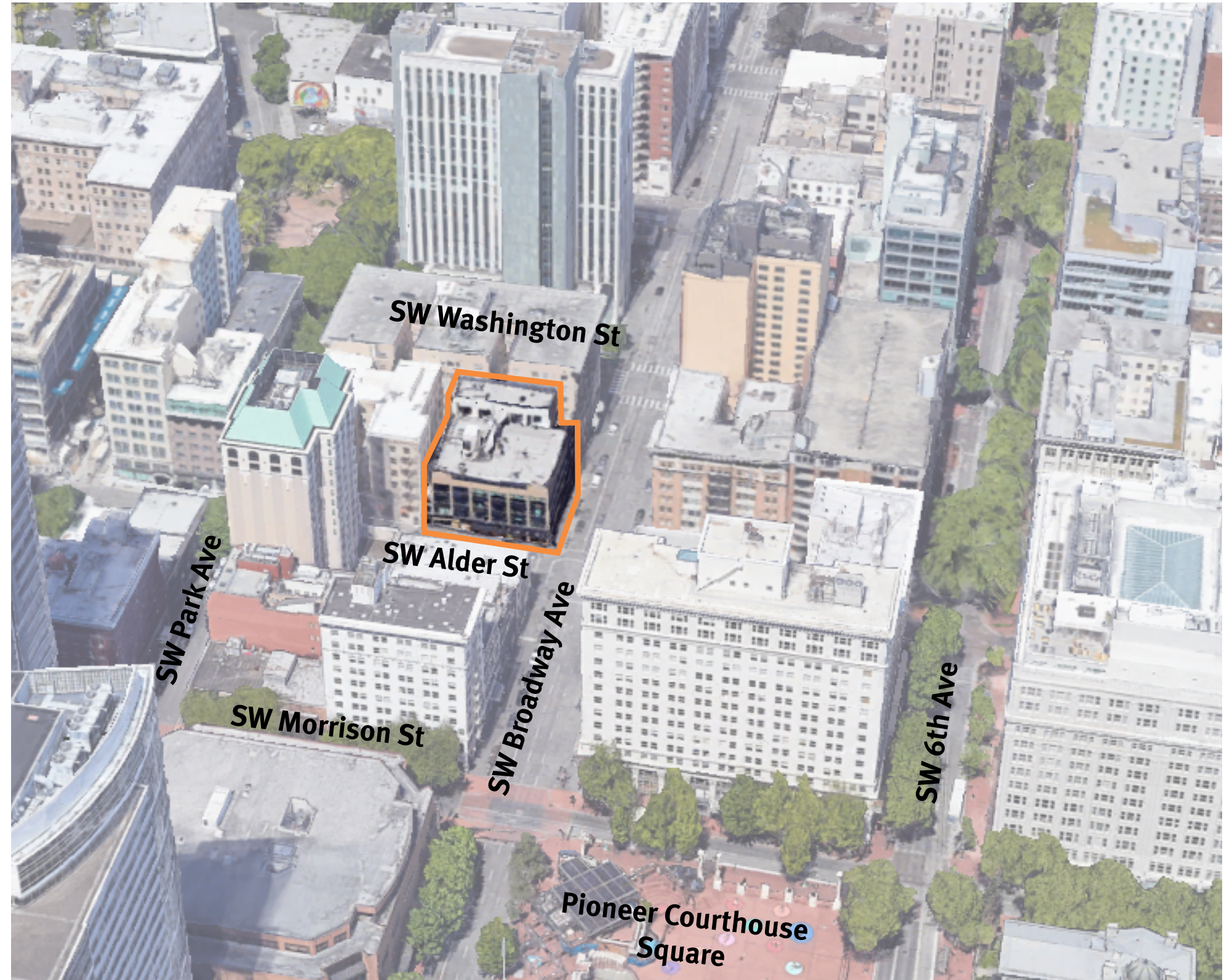
Landis Consulting

Project Description:

General Description

Originally constructed in 1911 as the Pantages Theater before closing its doors in the mid-to-late 20's. The building underwent a major renovation by Chicago Architects Clausen & Clausen in 1928 to transform it into the 4-story, plus penthouse office building currently known as the Alderway Building. This building occupies the southeast quarter of block 213 bounded by SW Broadway to the east, SW Alder St. to the south and existing buildings to the north and west. The building is not on the Historic Register, but the City of Portland lists it as a Significant Historic Resource.

This project proposes to replace the existing ground floor façade with new cladding and glazed retail storefronts and includes associated sitework. The new façade aims to increase the buildings presence on the street by incorporating high-end materials and detailing including additional glazing that creates increased visibility and reinforce pedestrian street activity and interface. New canopies and signage are proposed at the main building lobby and tenant entries. Building system improvements will consist of updates to mechanical, electrical, and plumbing as necessary to accommodate listed architectural improvements. A rooftop terrace/ amenity space will also be designed as a building amenity space.



Project Data:

Address:
711 SW Alder Street
Portland, OR 97205

Request:
Type II Design Review for the renovation of a ground-floor exterior





Base Zone:
CX - Central Commercial

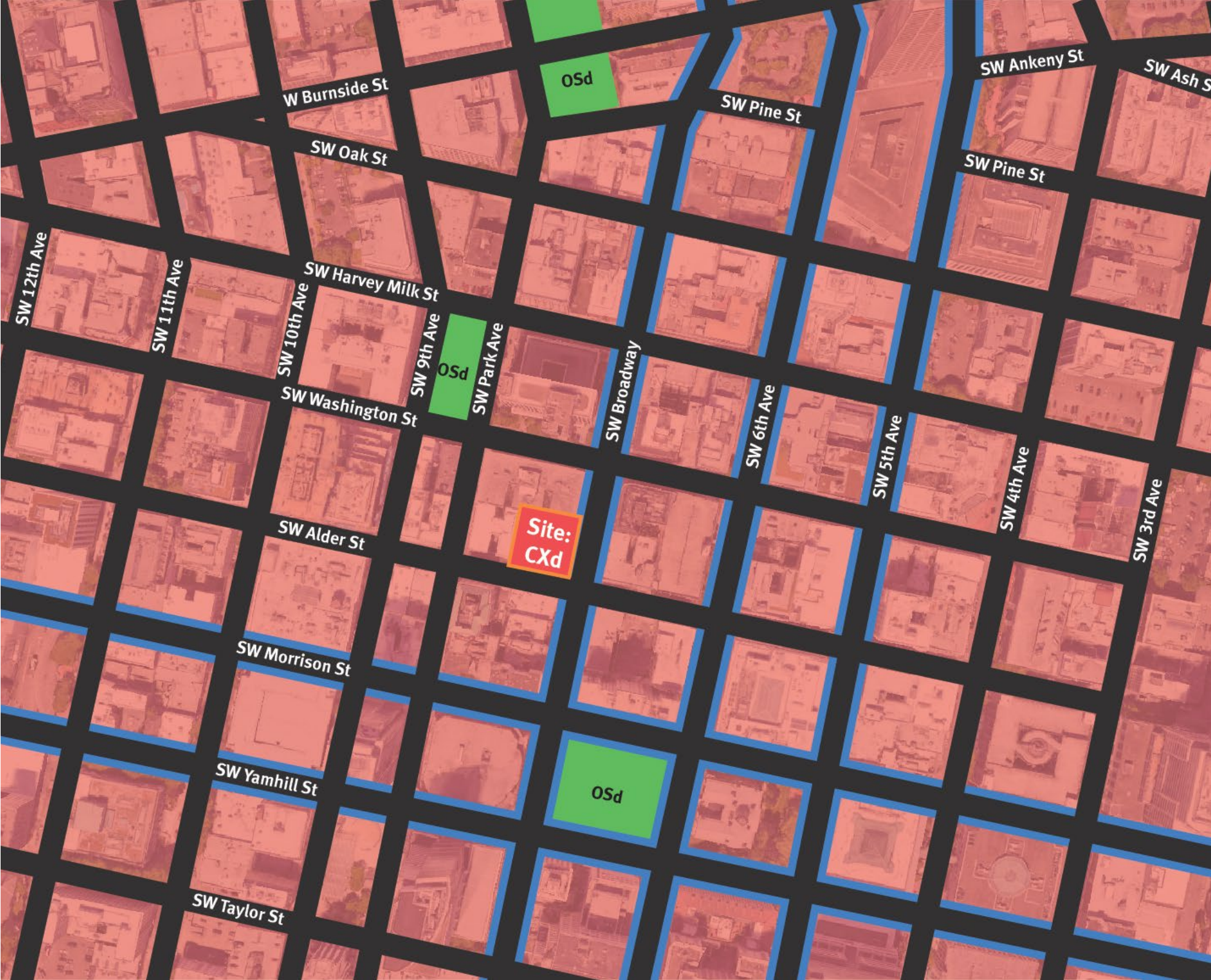
Overlay:
d - Design Zone

Plan District:
CC - Central City

Subdistrict:
Downtown

LEGEND:

-  BUILDING SITE-CXd ZONING
-  OSd ZONING
-  CXd ZONING
-  GROUND FLOOR WINDOW REQUIREMENTS @ 60% PER MAP 510-8



Site Context:

FOOD

- 1 Bamboo Sushi
- 2 Cheryl's on 12th
- 3 Toki
- 4 Petunia's Pies
- 5 Ramen Ryoma
- 6 Mucca Osteria
- 7 Mayas Taqueria
- 8 Case Study Coffee
- 9 Virginia Cafe
- 10 TartBerry
- 11 Wailua Shave Ice
- 12 Kevin and Frankys
- 13 Stumptown Coffee
- 14 Sizzle Pie Downtown
- 15 Maurice
- 16 Thai Peacock
- 17 Bullard Tavern
- 18 Hamono Sushi
- 19 Flying Elephants
- 20 Villa Angel Taqueria
- 21 St. Honore Bakery
- 22 Capital One Cafe
- 23 Starbucks
- 24 Fried Egg I'm In Love
- 25 The Whole Bowl
- 26 Ruth's Chris Steak
- 27 Potbelly

ENTERTAINMENT

- 1 Living Room Theaters
- 2 Director Park
- 3 Regal Fox Tower
- 4 Pioneer Courthouse Sqr

RESIDENTIAL

- 1 Fairfield Apartments
- 2 Washington Plaza Apts.
- 3 Beverly-Alder Apts.
- 4 Amara Apartments
- 5
- 6 Morrison Park Apts.
- 7 Park Ave. West Apts.
- 8 Jefferson West Apts.
- 9 Village Park Apartments
- 10 St. James Studio Apts.

OFFICE

- 1 Pittock Block
- 2 Pythian Bldg
- 3 Guardian
- 4 Union Bank Building
- 5 Morgan Building
- 6 Fox Tower
- 7 U.S. National Bank
- 8 Commonwealth Bldg
- 9 Industrious
- 10 U.S. Bancorp
- 11 Aspect on Sixth
- 12 The Meier & Frank Bld
- 13 Pioneer Courthouse
- 14 Five Oak Building

EDUCATION

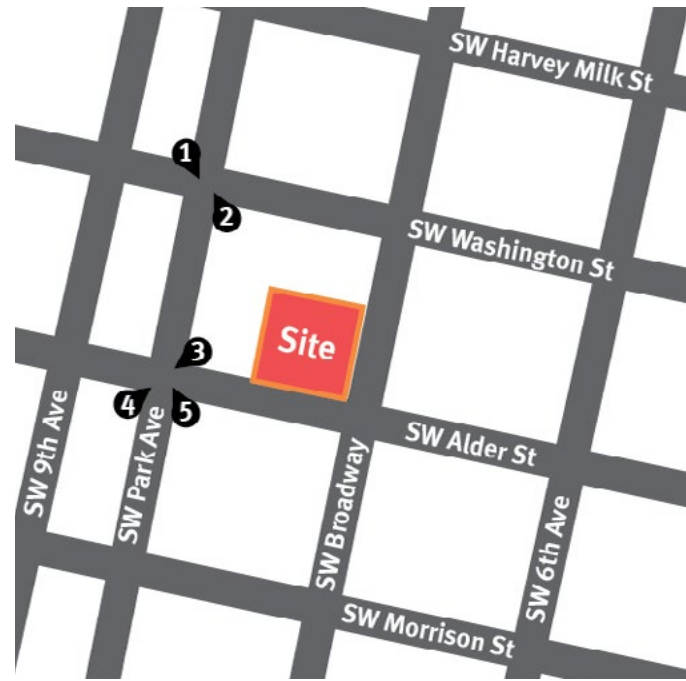
- 1 Emporia State Uni.
- 2 OSU Portland Center



Site Context:



Site Context:



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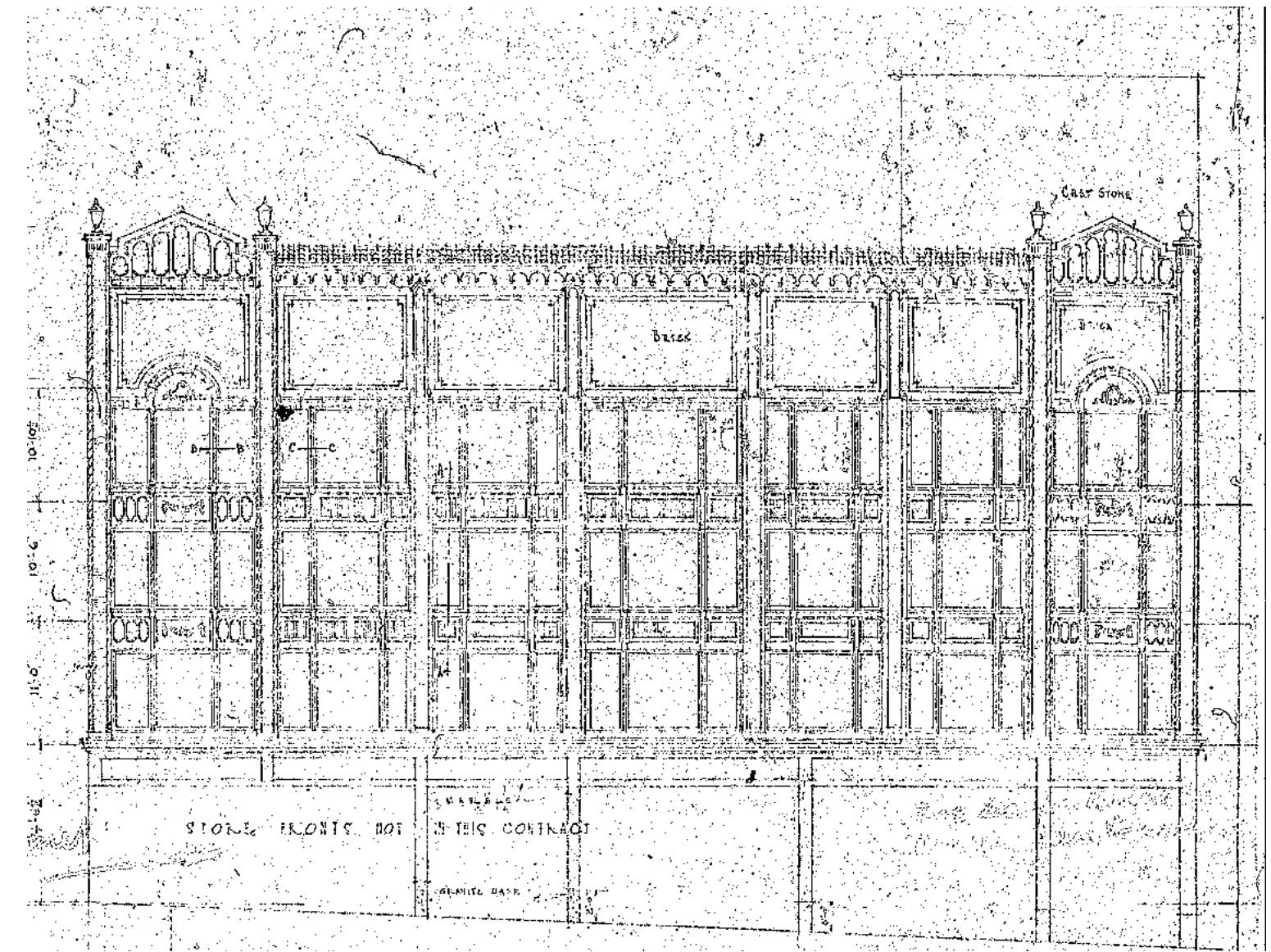
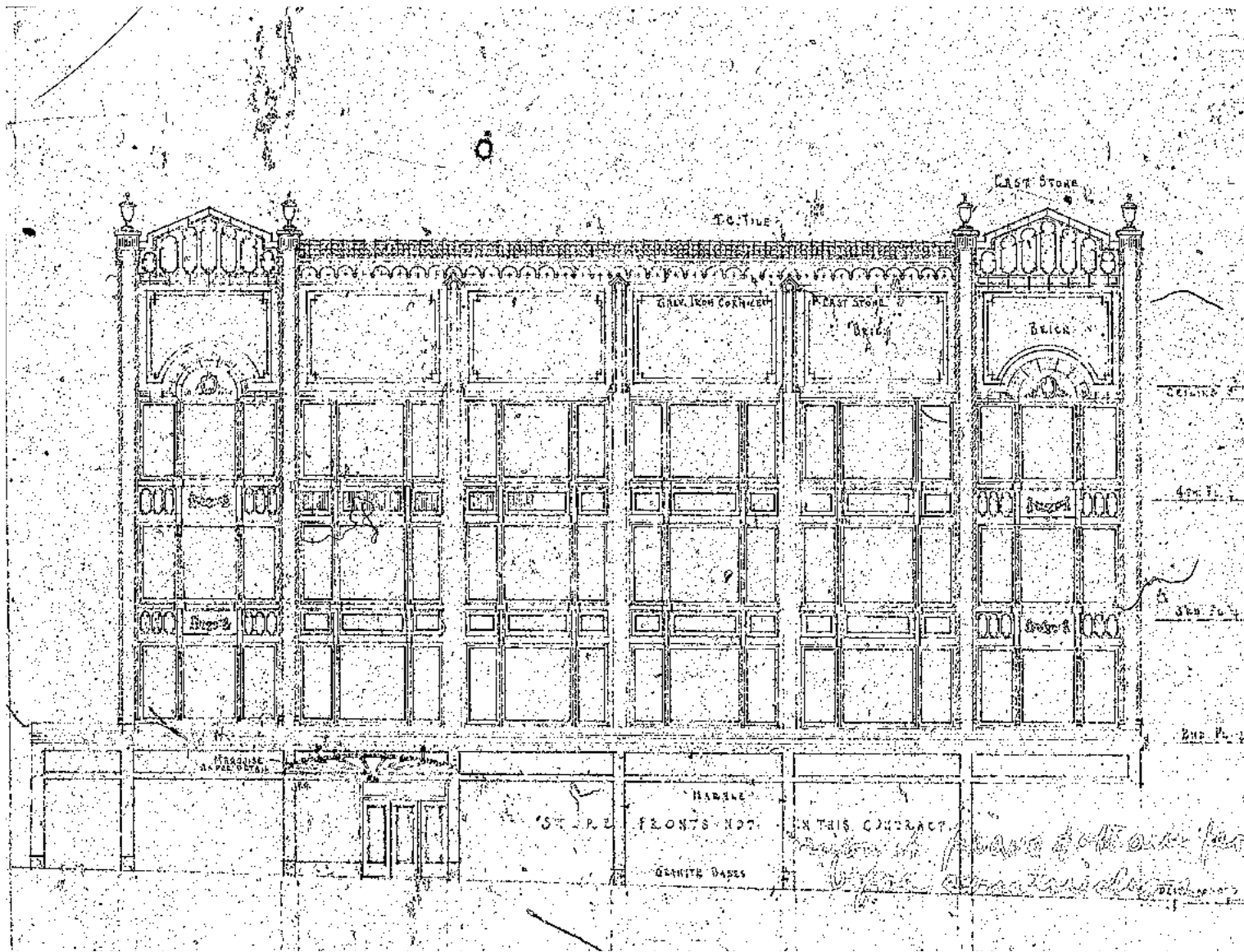
Historic Conditions:



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DESIGN GUIDELINES & PROJECT GOALS_02

Applicable Design Guidelines:

CENTRAL CITY FUNDAMENTAL DESIGN GUIDELINES

A Portland Personality

- A1 Integrate the River
- A2 Emphasize Portland Themes
- A3 Respect the Portland Block Structures
- A4 Use Unifying Elements
- A5 Enhance, Embellish and Identify Areas
- A6 Re-Use / Rehabilitate / Restore Buildings
- A7 Establish and Maintain a Sense of Urban Enclosure
- A8 Contribute to a Vibrant Streetscape
- A9 Strengthen Gateways

B Pedestrian Emphasis

- B1 Reinforce and Enhance the Pedestrian System
- B2 Protect the Pedestrian
- B3 Bridge Pedestrian Obstacles
- B4 Provide Stopping and Viewing Places
- B5 Make Plazas, Parks, and Open Space Successful
- B6 Develop Weather Protection
- B7 Integrate Barrier-Free Design

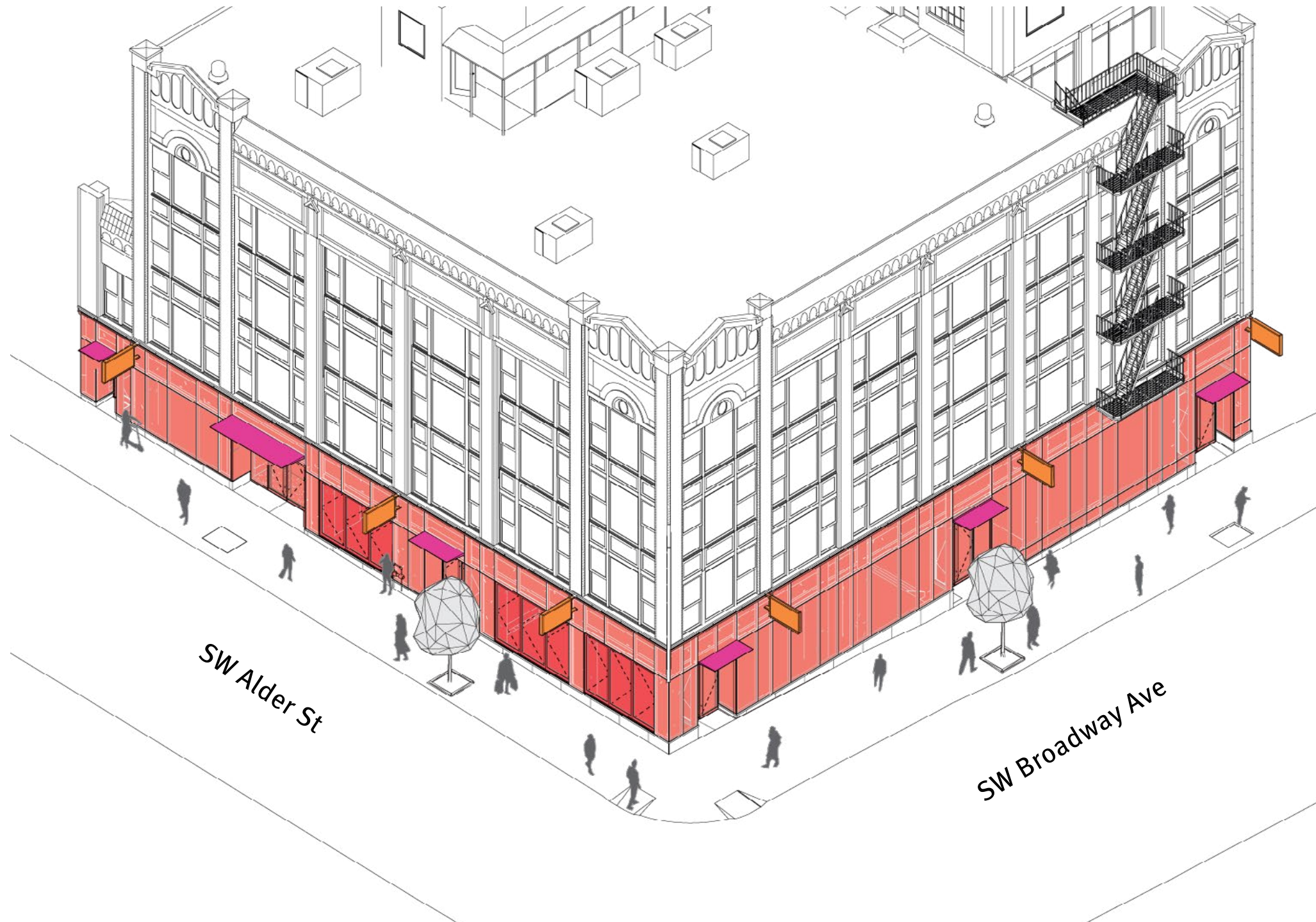
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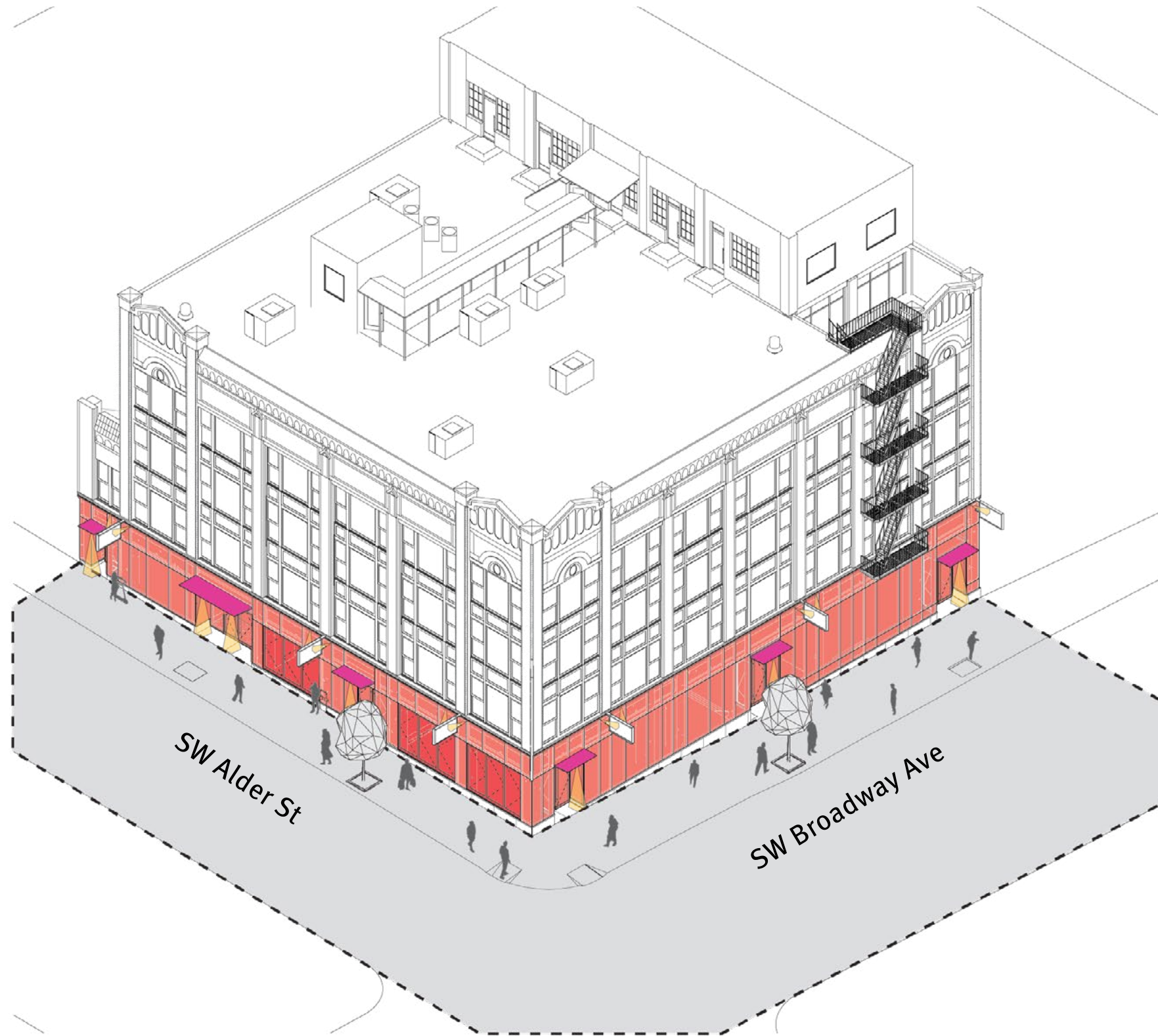


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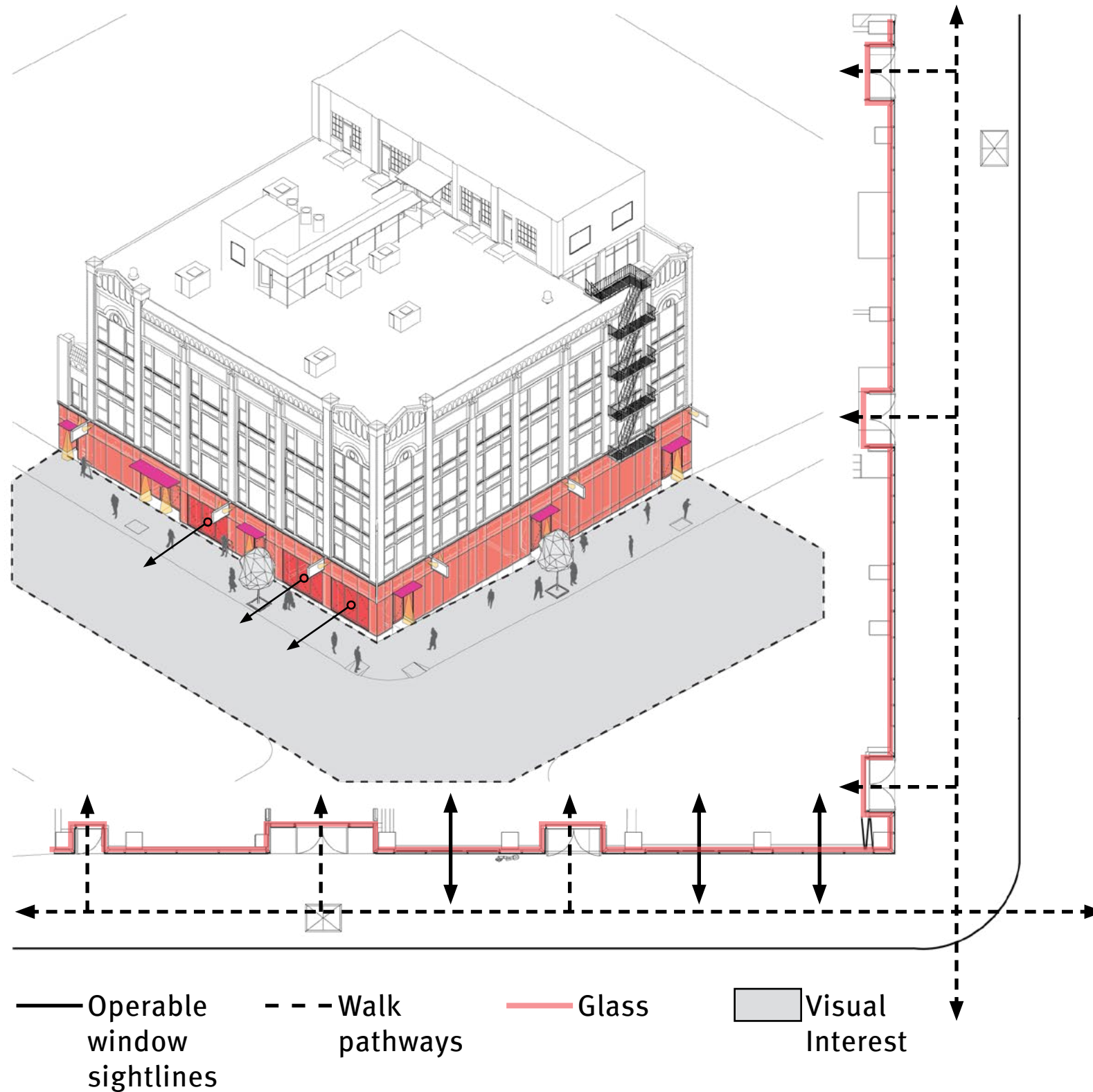


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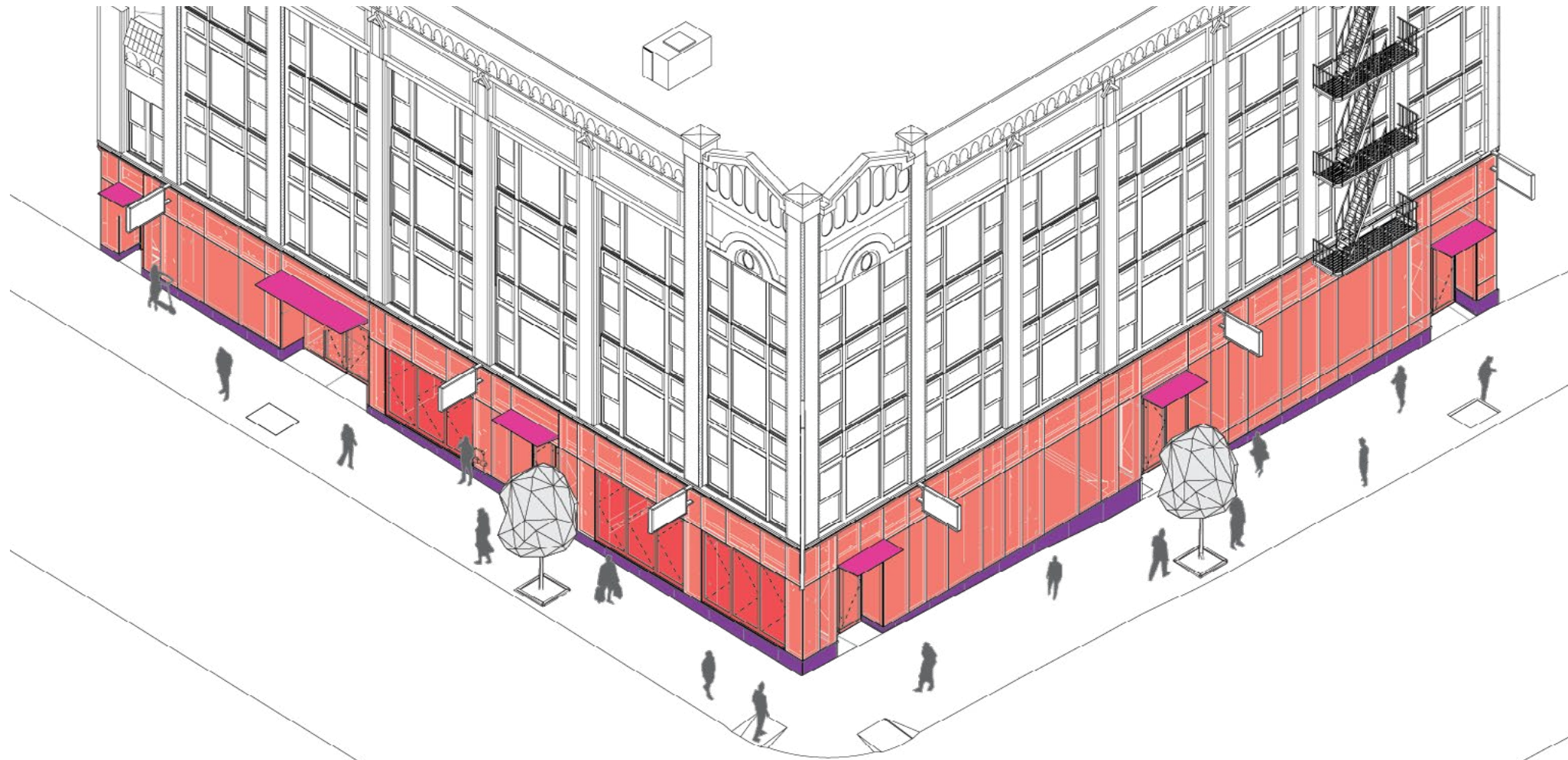


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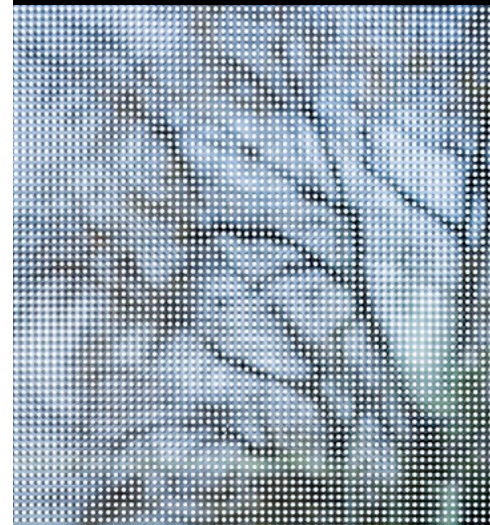


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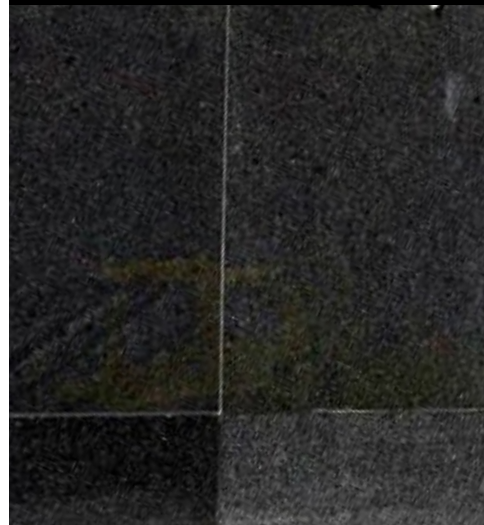
LOW IRON GLASS + FRIT



SSG GLAZING SYSTEM



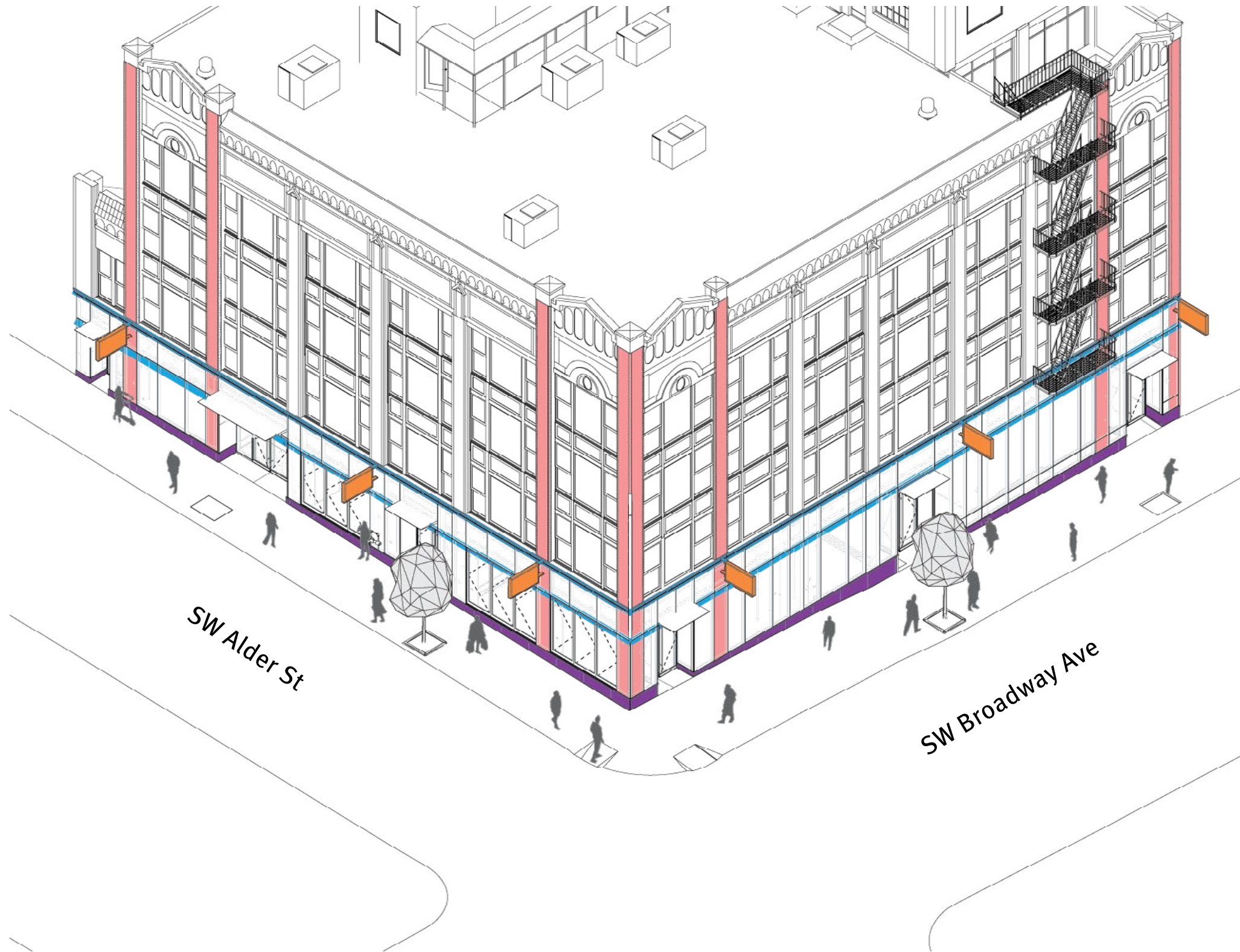
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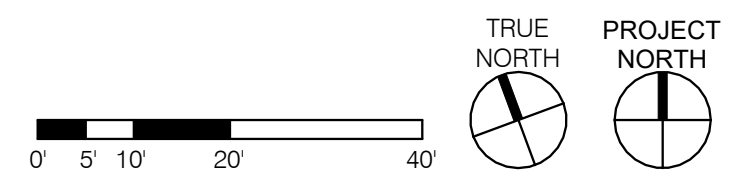
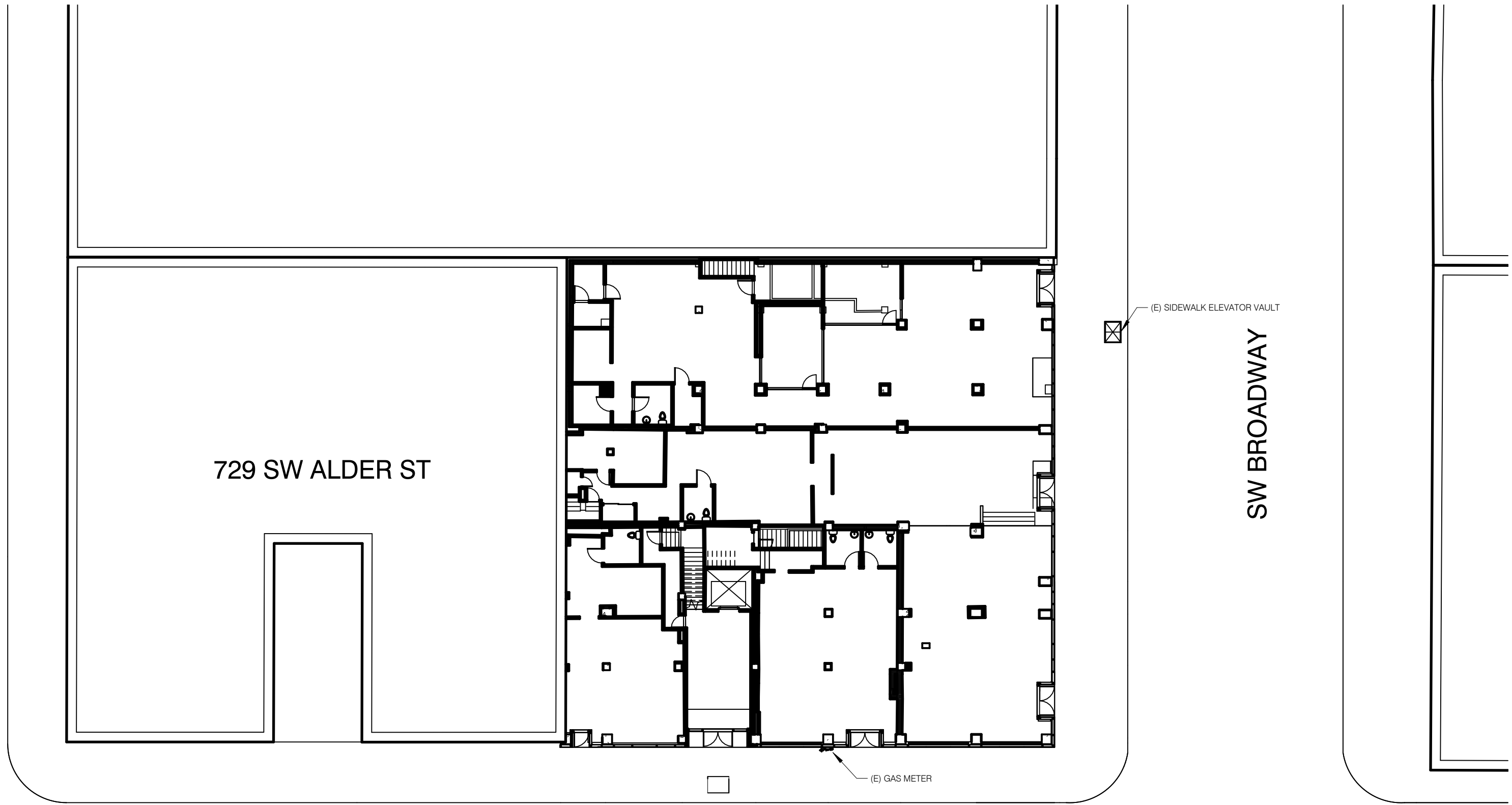
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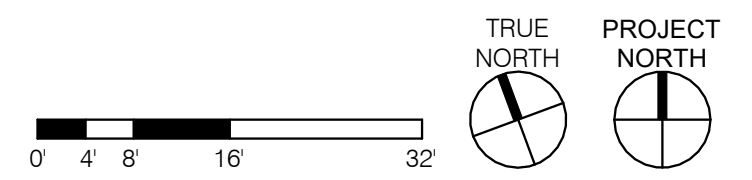
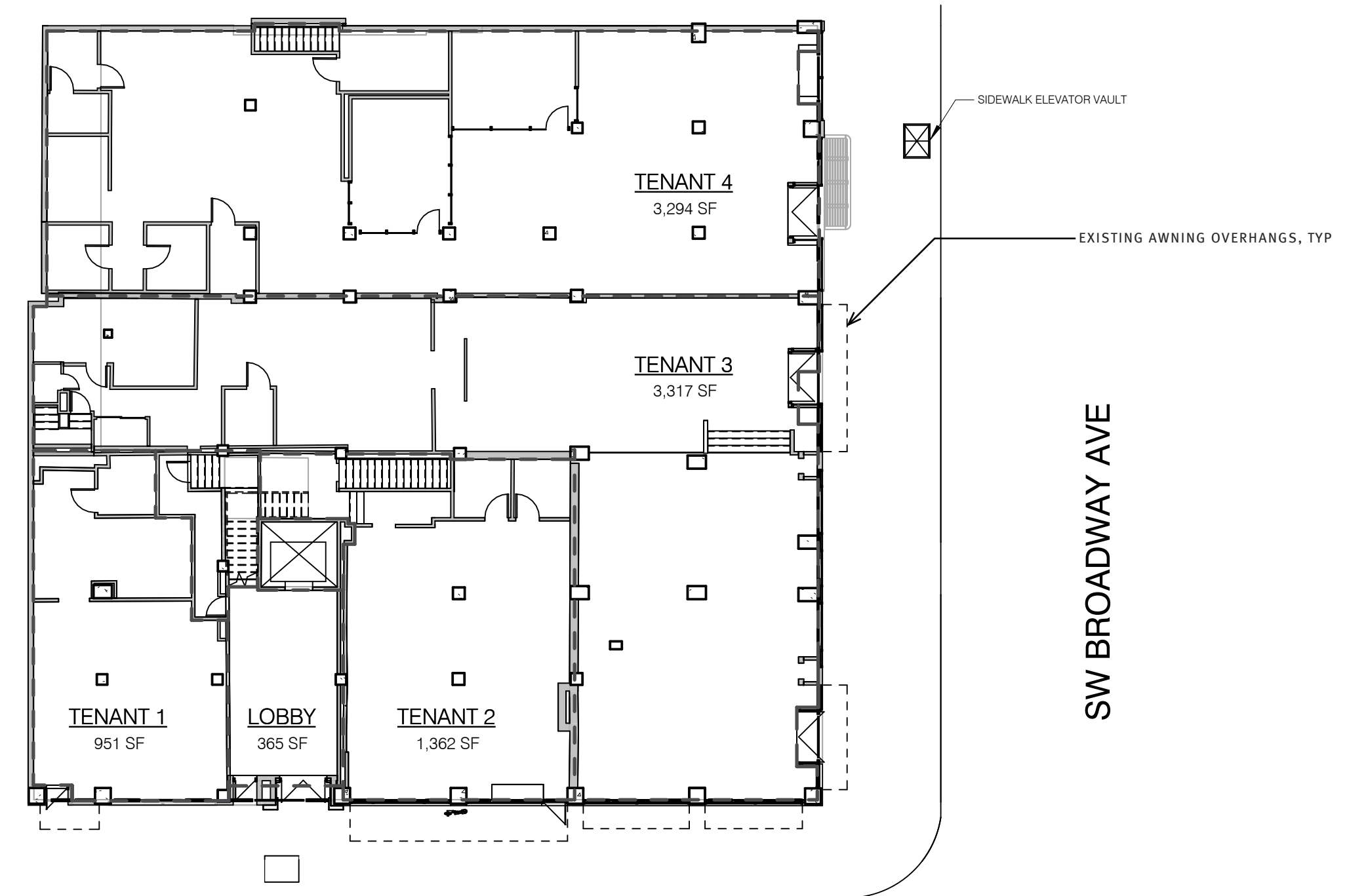
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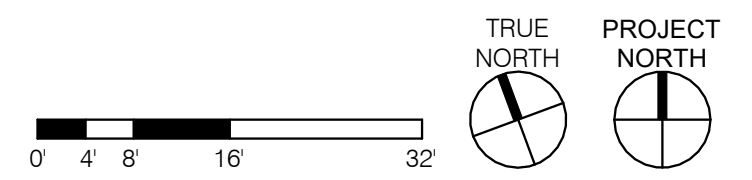
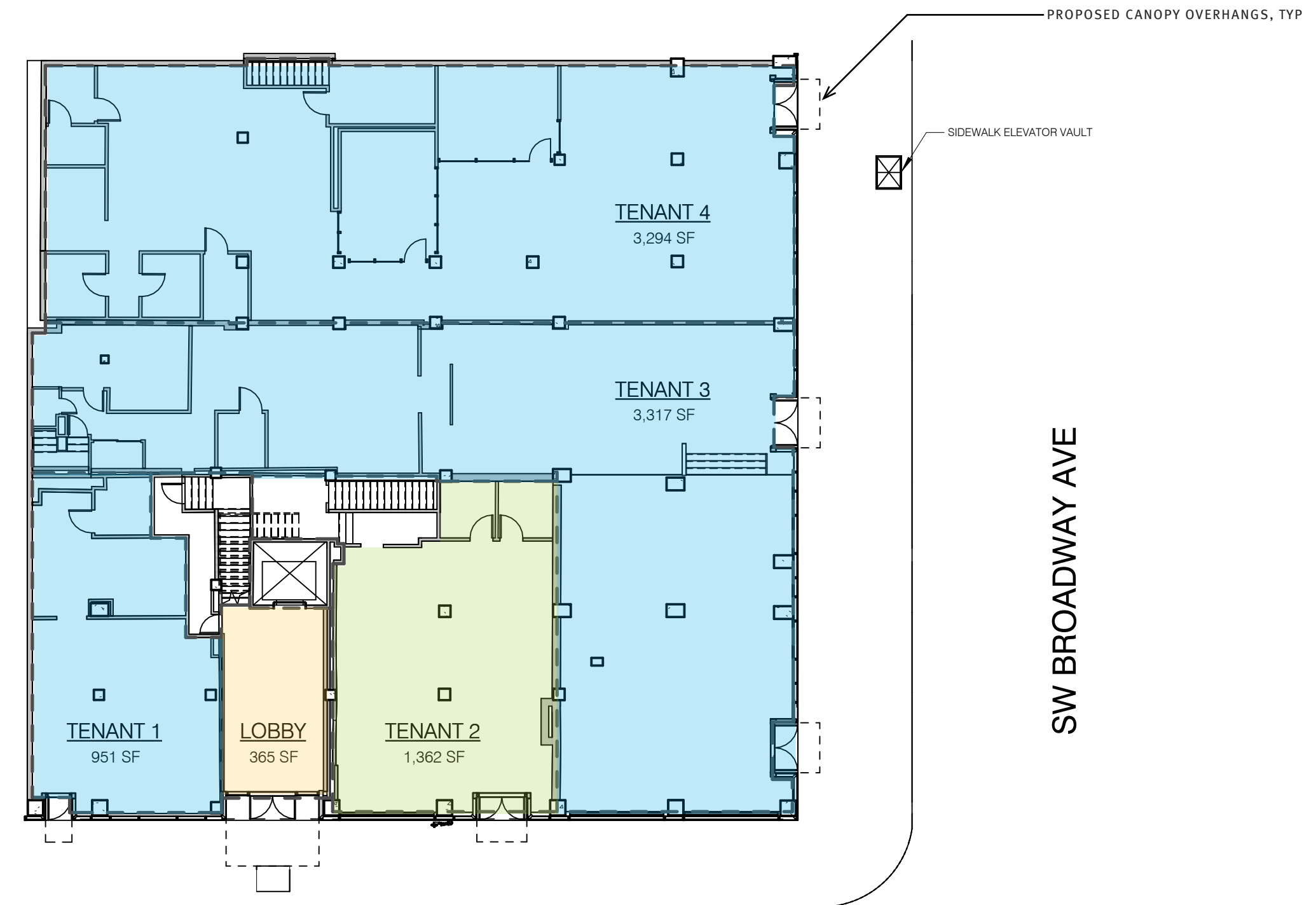
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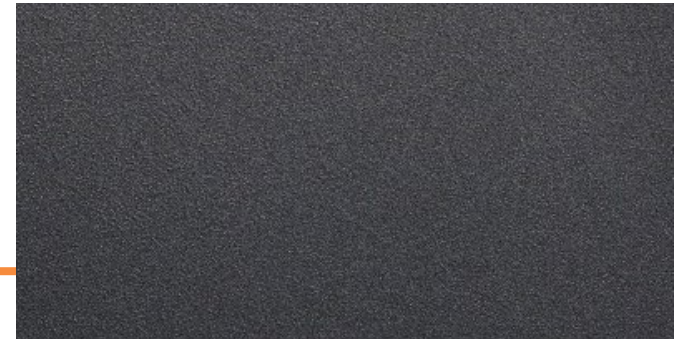








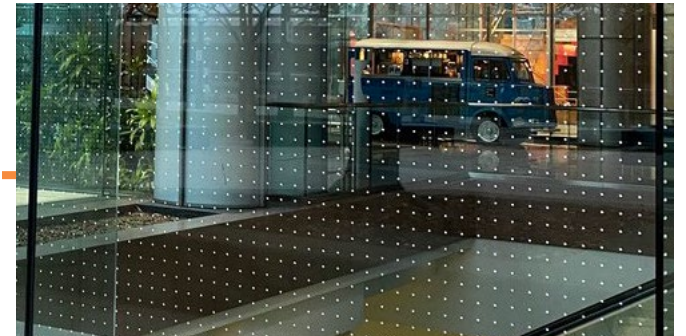
D
E
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W
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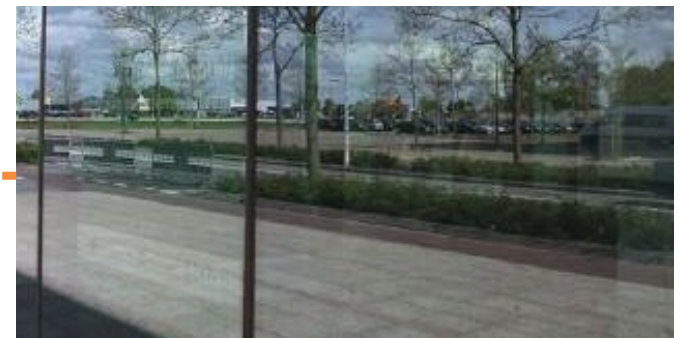
Black Paint (update existing decorative metalwork)



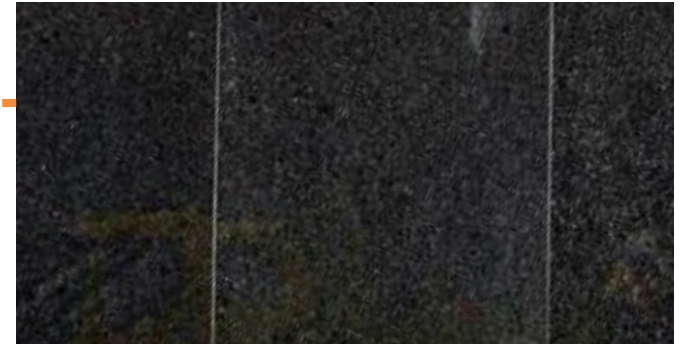
Starphire Glass w/ Dark Toned Frit (Dense Pattern)



Starphire Glass w/ Dark Toned Frit (Bird Safe)



Structural Silicone Glazed Curtain Wall System



Dark Stone Base







	A	B	C	D	E	F
	ENDORSEMENT	INFO1	INFO2	NAME	ADDRESS/IO ADDRESS	CITY/STATE/ZIP/ADDRESSEE
2	RETURN SERVICE REQUESTED		1N1E34CC 6600	24TH & MEATBALLS LLC	1271 NE HWY 99W #113	MCMINNVILLE OR 97128
3	RETURN SERVICE REQUESTED		1N1E34CC 6600	BORA ARCHITECTS INC	720 SW WASHINGTON ST #800	PORTLAND OR 97205
4	RETURN SERVICE REQUESTED		1N1E34CC 6600	GPO MORGAN LLC	720 SW WASHINGTON ST #640	PORTLAND OR 97205
5	RETURN SERVICE REQUESTED		1N1E34CC 6600	NITA SILVIAN	515 SW BROADWAY #25	PORTLAND OR 97205
6	RETURN SERVICE REQUESTED		1N1E34CC 6600	TRICOL BIOMEDICAL INC	720 SW WASHINGTON ST #200	PORTLAND OR 97205
7	RETURN SERVICE REQUESTED		1N1E34CC 6600	URBANTOPIA LLC	728 SW WASHINGTON ST	PORTLAND OR 97205
8	RETURN SERVICE REQUESTED	1N1E34CC 6600	CAROLLO ENGINEERS INC	ATTN ACCOUNTS RECEIVABLE	4600 E WASHINGTON ST #500	PHOENIX AZ 85034
9	RETURN SERVICE REQUESTED		1N1E34CC 6600	DKS ASSOCIATES INC	720 SW WASHINGTON ST #500	PORTLAND OR 97205-3503
10	RETURN SERVICE REQUESTED		1N1E34CC 6600	KEARNS AND WEST INC	1990 K ST NW #620	WASHINGTON DC 20006-1189
11	RETURN SERVICE REQUESTED		1N1E34CC 6600	ROSS CREATIONS INC	740 SW WASHINGTON ST	PORTLAND OR 97205
12	RETURN SERVICE REQUESTED		1N1E34CC 6600	THE FRESH POT CO INC	4001 N MISSISSIPPI AVE	PORTLAND OR 97227
13	RETURN SERVICE REQUESTED		1N1E34CC 6600	THE SHUTTERBUG INC	2418 13TH ST SE	SALEM OR 97302
14	RETURN SERVICE REQUESTED		1N1E34CC 6600	CONVERGENT WEALTH ADVISORS	12505 PARK POTOMAC AVE #400	POTOMAC MD 20854
15	RETURN SERVICE REQUESTED		1N1E34CC 6600	EMBODDEE OR LLC	PO BOX 13365	SAN JUAN PR 00908-3365
16	RETURN SERVICE REQUESTED		1N1E34CC 6600	KKB WINES LLC	515 SW BROADWAY	PORTLAND OR 97205
17	RETURN SERVICE REQUESTED	1N1E34CC 6600	MILL CREEK RESIDENTIAL TRUST LLC	C/O RYAN LLC	500 E BROWARD BLVD #1130	FT LAUDERDALE FL 33394
18	RETURN SERVICE REQUESTED		1N1E34CC 6600	DOWL INC	222 N 32ND ST #700	BILLINGS MT 59101-1976
19	RETURN SERVICE REQUESTED		1N1E34CC 6600	DURHAM & BATES AGENCIES INC	720 SW WASHINGTON ST #250	PORTLAND OR 97205
20	RETURN SERVICE REQUESTED		1N1E34CC 6600	DVQ CORP	1733 PEARL ST	EUGENE OR 97401
21	RETURN SERVICE REQUESTED		1N1E34CC 6600	HAGGARD DENISE ET AL	PO BOX 16432	PORTLAND OR 97292
22	RETURN SERVICE REQUESTED		1N1E34CC 6600	L & L INVESTMENT PARTNERS LLC	720 SW WASHINGTON ST #645	PORTLAND OR 97205
23	RETURN SERVICE REQUESTED		1N1E34CC 6600	MARSHALLI LLC	511 SW BROADWAY	PORTLAND OR 97205
24	RETURN SERVICE REQUESTED		1N1E34CC 6600	TRU INDEPENDENCE LLC	15350 SW SEQUOIA PKWY #250	PORTLAND OR 97224
25	RETURN SERVICE REQUESTED		1N1E34CC 6600	URBAN RENAISSANCE GROUP LLC	720 SW WASHINGTON ST #640	PORTLAND OR 97205
26	RETURN SERVICE REQUESTED		1N1E34CC 6700	ASPEN LODGING GROUP LLC	808 SW ALDER ST #300	PORTLAND OR 97205
27	RETURN SERVICE REQUESTED		1N1E34CC 6700	WISDOM FASHION INC	729 SW ALDER ST	PORTLAND OR 97205-3413
28	RETURN SERVICE REQUESTED		1N1E34CC 6700	PHP-PARK BUILDING LLC	808 SW ALDER ST #300	PORTLAND OR 97205
29	RETURN SERVICE REQUESTED		1N1E34CC 6800	ALTERNATIVE LEGAL SOLUTIONS INC	1380 FOREST PARK CIR	LAFAYETTE CO 80026
30	RETURN SERVICE REQUESTED		1N1E34CC 6800	XANDR INC	1010 PINE ST9E-L-01	ST LOUIS MO 63101
31	RETURN SERVICE REQUESTED		1N1E34CC 6800	KASSAB JEWELERS INC	529 SW BROADWAY	PORTLAND OR 97205
32	RETURN SERVICE REQUESTED		1N1E34CC 6800	PACIFIC PREMIER BANK	17901 VON KARMAN AVE #1200	IRVINE CA 92614-5215
33	RETURN SERVICE REQUESTED		1N1E34CC 7000	511 SW 10TH LLC	621 SW ALDER ST #800	PORTLAND OR 97205
34	RETURN SERVICE REQUESTED		1N1E34CC 7000	CHASE LAW PC	621 SW ALDER ST #600	PORTLAND OR 97205
35	RETURN SERVICE REQUESTED		1N1E34CC 7000	GOLDEN TORCH INC	2221 SW 1ST AVE #321	PORTLAND OR 97201
36	RETURN SERVICE REQUESTED		1N1E34CC 7000	KORN FERRY HAY GROUP INC	1900 AVE OF THE STARS #2600	LOS ANGELES CA 90067
37	RETURN SERVICE REQUESTED		1N1E34CC 7000	OREGON HEALTH & SCIENCE UNIVERSITY	3181 SW SAM JACKSON PARK RD	PORTLAND OR 97239-3098
38	RETURN SERVICE REQUESTED		1N1E34CC 7000	CLARK/KJOS ARCHITECTS LLC	621 SW ALDER ST #700	PORTLAND OR 97205
39	RETURN SERVICE REQUESTED		1N1E34CC 7000	KARPINSKI ALAN W PC	621 SW ALDER ST #621	PORTLAND OR 97205-3621
40	RETURN SERVICE REQUESTED		1N1E34CC 7000	ELECTRIC BUILDING LLC	621 SW ALDER ST #800	PORTLAND OR 97205
41	RETURN SERVICE REQUESTED		1N1E34CC 7000	MENASHE PROPERTIES INC	621 SW ALDER ST #800	PORTLAND OR 97205
42	RETURN SERVICE REQUESTED		1N1E34CC 7000	T-MOBILE USA INC	635 SW ALDER ST	PORTLAND OR 97205
43	RETURN SERVICE REQUESTED		1N1E34CC 8300	DESIGN 10301 LLC	2401 S BAYVIEW ST	SEATTLE WA 98144
44	RETURN SERVICE REQUESTED		1N1E34CC 8300	COFFEE BEAN INTERNATIONAL INC	1912 FARMER BROTHERS DR	NORTHLAKE TX 76262
45	RETURN SERVICE REQUESTED		1N1E34CC 8300	OREGON PROPERTY FACTORS	PO BOX 353	PORTLAND OR 97207-0353
46	RETURN SERVICE REQUESTED		1N1E34CC 8900	PORTLAND HOTEL LLC	750 SW ALDER ST	PORTLAND OR 97205
47	RETURN SERVICE REQUESTED	1N1E34CC 90000	BROADWAY & WASHINGTON CONDO	OWNERS ASSN	3445 PEACHTREE RD NE #700	ATLANTA GA 30326
48	RETURN SERVICE REQUESTED		1N1E34CC 90001	DKS ASSOCIATES (1995) L L C	610 SW ALDER ST #1221	PORTLAND OR 97205
49	RETURN SERVICE REQUESTED		1N1E34CC 90003	WB SUNSTONE-PORTLAND LLC	200 SPECTRUM CENTER DR FL 21ST	IRVINE CA 92618
50	RETURN SERVICE REQUESTED			DIRECTSPACE NETWORKS LLC	10117 SE SUNNYSIDE RD #F	CLACKAMAS OR 97015
51	RETURN SERVICE REQUESTED			EDUCATION TRAVEL & CULTURE	1029 SW WASHINGTON ST	PORTLAND OR 97205
52	RETURN SERVICE REQUESTED			TIME WARNER TELECOM OF OR	10475 PARK MEADOWS DR	LITTLETON CO 80124
53	RETURN SERVICE REQUESTED			BROWN WILLIAM C	10928 SW COLLINA AVE	PORTLAND OR 97219
54	RETURN SERVICE REQUESTED			MC CAW COMMUNICATIONS OF	110 110TH AVE NE #200	BELLEVUE WA 98004
55	RETURN SERVICE REQUESTED			PORTLAND CITY OF	1120 SW 5TH AVE #858	PORTLAND OR 97204-1912
56	RETURN SERVICE REQUESTED			PINNACLE REALTY MANAGEMENT	1200 NW NAITO PKWY #650	PORTLAND OR 97209-2890
57	RETURN SERVICE REQUESTED			STOLOWITZ FORD CONGER LLP	1211 SW 5TH AVE #1900	PORTLAND OR 97204
58	RETURN SERVICE REQUESTED			UPG GALLERIA PROPERTY OWN	1215 4TH AVE #600	SEATTLE WA 98161
59	RETURN SERVICE REQUESTED			CURTIS SLOCUM INC	1220 SW MORRISON ST #800	PORTLAND OR 97205
60	RETURN SERVICE REQUESTED			GO JIMMY W	1221 SW 10TH AVE #206	PORTLAND OR 97205-2428
61	RETURN SERVICE REQUESTED			CANVAS DREAMS LLC	12620 SW 1ST ST	BEAVERTON OR 97005-2761
62	RETURN SERVICE REQUESTED			JOPLIN VIRGINIA	12655 SW CENTER ST #520	BEAVERTON OR 97005-1690
63	RETURN SERVICE REQUESTED			MICHAEL P OPTON PC	12909 SW 68TH PKWY #160	PORTLAND OR 97223
64	RETURN SERVICE REQUESTED			HALA J GORES PC	1332 SW CUSTER DR	PORTLAND OR 97219-2779
65	RETURN SERVICE REQUESTED			BDC/WASHINGTON ST LLC	1455 SW BROADWAY	PORTLAND OR 97201
66	RETURN SERVICE REQUESTED			LIFEWOKS NW	14600 NW CORNELL RD	PORTLAND OR 97229
67	RETURN SERVICE REQUESTED			FREGONESE CALTHORPE & ASSOCIATION	1525 SW PARK AVE #200	PORTLAND OR 97201-7810
68	RETURN SERVICE REQUESTED			CALZARETTA VICTOR	1579 BURNS ST	WEST LINN OR 97068-3231
69	RETURN SERVICE REQUESTED			FARR FINANCIAL OREGON LLC	16165 SW REGATTA LN #800	BEAVERTON OR 97006-8309
70	RETURN SERVICE REQUESTED			MARKET STRATEGIES INC	17430 COLLEGE PKWY	LIVONIA MI 48152
71	RETURN SERVICE REQUESTED			KLINGBELL RICK PC	1826 NE BROADWAY	PORTLAND OR 97232
72	RETURN SERVICE REQUESTED			DAVIS HIBBITTS & MIDGHALL	203 SW PINE ST	PORTLAND OR 97204
73	RETURN SERVICE REQUESTED			GARZOLA & HULL PC	208 SW 1ST AVE #340	PORTLAND OR 97204
74	RETURN SERVICE REQUESTED			WESTON INVESTMENT CO LLC-	2154 NE BROADWAY #200	PORTLAND OR 97232-1590
75	RETURN SERVICE REQUESTED			INNOVATIVE KWWS LLC	219 NW 2ND AVE	PORTLAND OR 97209
76	RETURN SERVICE REQUESTED			RANSLAM MARLIE	2211 NE HALSEY ST #8	PORTLAND OR 97232-1674
77	RETURN SERVICE REQUESTED			MACEY TOM ET AL3	233 S WACKER DR #5150	CHICAGO IL 60606-6371
78	RETURN SERVICE REQUESTED			MOBILITY INC	25 1ST ST 4TH FLR	CAMBRIDGE MA 2141
79	RETURN SERVICE REQUESTED			METROPOLITAN BUSINESS ASSOCIATION	2705 E BURNSIDE ST #212	PORTLAND OR 97214
80	RETURN SERVICE REQUESTED			BRIGGS ANNE CORCORAN	2734 NE 34TH AVE	PORTLAND OR 97212-2701
81	RETURN SERVICE REQUESTED			CHURCH OF SCIENTOLOGY OF	309 SW 3RD AVE	PORTLAND OR 97204-2701
82	RETURN SERVICE REQUESTED			NORTHLAKE SOFTWARE INC	3169 ROYCE WAY	LAKE OSWEGO OR 97034-7317
83	RETURN SERVICE REQUESTED			OREGON HEALTH & SCIENCE U	3181 SW SAM JACKSON PARK RD	PORTLAND OR 97239-3098

	A	B	C	D	E	F
84	RETURN SERVICE REQUESTED			BROADWAY & WASHINGTON CON	3445 PEACHTREE RD NE #700	ATLANTA GA 30326
85	RETURN SERVICE REQUESTED			422 SW BROADWAY ASSOCIATE	39 ARGONAUT	ALISO VIEJO CA 92656
86	RETURN SERVICE REQUESTED			OREGON LIVE LLC	4 TIMES SQUARE	NEW YORK NY 10036
87	RETURN SERVICE REQUESTED			U S DEPARTMENT OF HOUSING	400 SW 6TH AVE #700	PORTLAND OR 97204
88	RETURN SERVICE REQUESTED			ASPEN IMPERIAL LLC	400 SW BROADWAY	PORTLAND OR 97205-3501
89	RETURN SERVICE REQUESTED			JONES ELDON	4008 N KERBY AVE	PORTLAND OR 97227
90	RETURN SERVICE REQUESTED			AUDIENET CONSULTING LLC	4110 SE HAWTHORNE BLVD PMB 165	PORTLAND OR 97214-5246
91	RETURN SERVICE REQUESTED			RENEWABLE NORTHWEST PROJE	421 SW 6TH AVE #1125	PORTLAND OR 97204-1629
92	RETURN SERVICE REQUESTED			R & R TECHNOLOGIES INC	4248 SW GALEWOOD ST #7	LAKE OSWEGO OR 97035
93	RETURN SERVICE REQUESTED			DELPLANCHE DONALD & HALL	4555 SW DOGWOOD LN	PORTLAND OR 97225-2042
94	RETURN SERVICE REQUESTED			NEWARK HERBERT L	4646 SW DOWNS VIEW CT	PORTLAND OR 97221-3003
95	RETURN SERVICE REQUESTED			RICH'S LAND CO L L C	4733 SW SNYDER PL	PORTLAND OR 97221
96	RETURN SERVICE REQUESTED			CHENG KOU PING TR ET AL	4915 SW GRIFFITH DR #300	BEAVERTON OR 97005
97	RETURN SERVICE REQUESTED			PACIFIC TELECOM CABLE IN	51 MADISON AVE LBXY 2	NEW YORK NY 10010
98	RETURN SERVICE REQUESTED			SIEBEN DEBORAH	519 SW PARK AVE #418	PORTLAND OR 97205-3205
99	RETURN SERVICE REQUESTED			BANK OF CALIFORNIA TR	520 SW 6TH AVE #610	PORTLAND OR 97204
100	RETURN SERVICE REQUESTED			PORTLAND JAZZ FESTIVAL IN	5212 NE SACRAMENTO ST	PORTLAND OR 97213
101	RETURN SERVICE REQUESTED			WHELAN FRANK S	530 4TH ST #E	LAKE OSWEGO OR 97034-3006
102	RETURN SERVICE REQUESTED			TELECOMPUTER SERVICES INC	5319 SW WESTGATE DR #162	PORTLAND OR 97221
103	RETURN SERVICE REQUESTED			GARRY STRUTHERS & ASSOCIATION	5400 CARILLON PT	KIRKLAND WA 98033
104	RETURN SERVICE REQUESTED			CENTER FOR ENVIRONMENTAL	5858 SW RIVERIDGE LN #24	PORTLAND OR 97239-5950
105	RETURN SERVICE REQUESTED			LAI CORINNE J	5995 JEAN RD	LAKE OSWEGO OR 97035
106	RETURN SERVICE REQUESTED			BFW ASSOCIATES(1995) L L	610 SW ALDER ST #1221	PORTLAND OR 97205
107	RETURN SERVICE REQUESTED			SHINN MICHAEL R	619 NW GLISAM ST #203	PORTLAND OR 97209-4739
108	RETURN SERVICE REQUESTED			506 WILCOX BUILDING LLC	621 SW ALDER ST #800	PORTLAND OR 97205
109	RETURN SERVICE REQUESTED			SWIDER ROBERT A	621 SW MORRISON ST #1410	PORTLAND OR 97205
110	RETURN SERVICE REQUESTED			SWIDER MEDETIROS HAVER LLP	621 SW MORRISON ST #1420	PORTLAND OR 97205
111	RETURN SERVICE REQUESTED			ZABINSKY ZACHARY	621 SW MORRISON ST #1435	PORTLAND OR 97205
112	RETURN SERVICE REQUESTED			RESERVOIR LABS INC	632 BROADWAY #803	NEW YORK NY 10012
113	RETURN SERVICE REQUESTED			FELTON PROPERTIES	6915 S MACADAM AVE	PORTLAND OR 97219-2398
114	RETURN SERVICE REQUESTED			SIX TWENTY ONE SW FIFTH A	7 W 7TH ST	CINCINNATI OH 45202
115	RETURN SERVICE REQUESTED			M C I TELECOMMUNICATIONS	707 17TH ST #4200	DENVER CO 80208
116	RETURN SERVICE REQUESTED			LVA4 PORTLAND ABB LLC	712 MAIN ST #2500	HOUSTON TX 77002-3243
117	RETURN SERVICE REQUESTED			BETHUNE DOWNING M & MARTZ	720 SW WASHINGTON ST #508	PORTLAND OR 97205
118	RETURN SERVICE REQUESTED			HOCBERG SAMUEL I	743 SE LAMBERT ST	PORTLAND OR 97202
119	RETURN SERVICE REQUESTED			PARK MICHAEL	75 GLEN ALPINE RD	FREMONT CA 94611
120	RETURN SERVICE REQUESTED			TOM MOYER THEATRES	760 SW 9TH AVE #2250	PORTLAND OR 97205-2584
121	RETURN SERVICE REQUESTED			GERASIMOV ANATOLIJ	803 SW MORRISON ST #B	PORTLAND OR 97205
122	RETURN SERVICE REQUESTED			ALDER PARK INVESTMENTS LL	808 SW ALDER ST #200	PORTLAND OR 97205
123	RETURN SERVICE REQUESTED			ELECTRIC LIGHTWAVE INC	8100 NE PARKWAY DR #200	VANCOUVER WA 98662
124	RETURN SERVICE REQUESTED			OREGON COUNCIL FOR THE HU	813 SW ALDER ST #702	PORTLAND OR 97205
125	RETURN SERVICE REQUESTED			MORRISON PARK PARTNERS LL	824 NW ALBEMARLE TER	PORTLAND OR 97210
126	RETURN SERVICE REQUESTED			ANSWER AMERICA LLC	830 3RD AVE 6TH FLR	NEW YORK NY 10022
127	RETURN SERVICE REQUESTED			MAIER ABBY RN MSW RCWS	833 SW 11TH AVE #320	PORTLAND OR 97205
128	RETURN SERVICE REQUESTED			KITTELSON & ASSOCIATES IN	851 SW 6TH AVE #600	PORTLAND OR 97204
129	RETURN SERVICE REQUESTED			TRAN HONG	8545 NE BOEHMER ST	PORTLAND OR 97220
130	RETURN SERVICE REQUESTED			WOODLARK OWNER LLC	9 SE 3RD AVE #100	PORTLAND OR 97214
131	RETURN SERVICE REQUESTED			KAPLAN INC	900 NORTH POINT PKWY #250	ALPHARETTA GA 30005
132	RETURN SERVICE REQUESTED			CANDI LLC-50 & GM625 LLC	920 SW 6TH AVE #223	PORTLAND OR 97204-1207
133	RETURN SERVICE REQUESTED			PEARCE RICHARD C	9600 SW CAPITOL HWY #120	PORTLAND OR 97219-5275
134	RETURN SERVICE REQUESTED			THE TAJ GROUP INC	PO BOX 13523	PORTLAND OR 97213-0523
135	RETURN SERVICE REQUESTED			PORTLAND SYMPHONIC CHOIR	PO BOX 1517	PORTLAND OR 97207
136	RETURN SERVICE REQUESTED			NSHE LA MESA LLC	PO BOX 387	OREGON CITY OR 97045
137	RETURN SERVICE REQUESTED			RIVER NETWORK	PO BOX 8787	PORTLAND OR 97207
138	RETURN SERVICE REQUESTED			PORTLAND MACINTOSH USERS	PO BOX 8949	PORTLAND OR 97207-8949
139	RETURN SERVICE REQUESTED			CHARLES J MERTEN & ASSOCI	PO BOX 908	NORTH PLAINS OR 97133
140	RETURN SERVICE REQUESTED			KAHN & KAHN PC	PO BOX 14685	PORTLAND OR 97293
141	RETURN SERVICE REQUESTED			WILLIAMS COMMUNICATIONS L	PO BOX 22067 MDTX 14-F	TULSA OK 74121-2067
142	RETURN SERVICE REQUESTED			POWERS JOHN	PO BOX 230520	PORTLAND OR 97281-0520
143	RETURN SERVICE REQUESTED			KBSGI 421 SW 6TH AVENUE L	PO BOX 28270	SANTA ANA CA 92799
144	RETURN SERVICE REQUESTED			PORTLAND MAP INC	PO BOX 3546	SEATTLE WA 98124
145	RETURN SERVICE REQUESTED			RICHO USA INC	PO BOX 3850	MANCHESTER NH 03105-3850
146	RETURN SERVICE REQUESTED			IMMIGRATION COUNSELING SE	PO BOX 40248	PORTLAND OR 97240
147	RETURN SERVICE REQUESTED			AT & T WIRELESS SVCS OF O	PO BOX 59142	ORLANDO FL 32859
148	RETURN SERVICE REQUESTED			RAWLINSON TRUST C E & DOR	PO BOX 903	BELLEVUE WA 98009-0903
149	RETURN SERVICE REQUESTED			DENNIS F TRIPP PC	610 SW ALDER ST #1000	PORTLAND OR 97205
150	RETURN SERVICE REQUESTED			KOBIN CHARLES L	610 SW ALDER ST #1010	PORTLAND OR 97205-3611
151	RETURN SERVICE REQUESTED			LEVI MERRITHEW HORST LLP	610 SW ALDER ST #415	PORTLAND OR 97205
152	RETURN SERVICE REQUESTED			LUCEY KEVIN E	621 SW MORRISON ST #1412	PORTLAND OR 97205
153	RETURN SERVICE REQUESTED			HAVER KOHEL M	621 SW MORRISON ST #1417	PORTLAND OR 97205-3818
154	RETURN SERVICE REQUESTED			TOMPSON THOMAS	600 SW 10TH AVE #203	PORTLAND OR 97205
155	RETURN SERVICE REQUESTED			FARAH FRANK	921 SW MORRISON ST #208	PORTLAND OR 97205
156	RETURN SERVICE REQUESTED			MULTNOMAH COUNTY OREGON	421 SW 6TH AVE #1045	PORTLAND OR 97204
157	RETURN SERVICE REQUESTED			BUREAU OF HOUSING & COMMU	421 SW 6TH AVE #1100	PORTLAND OR 97204
158	RETURN SERVICE REQUESTED			MASON BRUCE & GIRARD INC	707 SW WASHINGTON ST #1300	PORTLAND OR 97205
159	RETURN SERVICE REQUESTED			ELLIOTT OSTRANDER & PREST	707 SW WASHINGTON ST #1500	PORTLAND OR 97205
160	RETURN SERVICE REQUESTED			K R JOHNSON & ASSOCIATES	720 SW WASHINGTON ST #525	PORTLAND OR 97205
161	RETURN SERVICE REQUESTED			FEDERAL GOVERNMENT	921 SW WASHINGTON ST #790	PORTLAND OR 97205
162	RETURN SERVICE REQUESTED			PACRIM GEOTECHNICAL INC P	506 SW 6TH AVE #1006	PORTLAND OR 97204
163	RETURN SERVICE REQUESTED			KRAMER MARK	520 SW 6TH AVE #1010	PORTLAND OR 97204
164	RETURN SERVICE REQUESTED			CURRENT RESIDENT	19515 E BURNSIDE ST	PORTLAND OR 97233
165	RETURN SERVICE REQUESTED			CURRENT RESIDENT	603 SW BROADWAY	PORTLAND OR 97205
166	RETURN SERVICE REQUESTED			CURRENT RESIDENT	604 SW 9TH AVE	PORTLAND OR 97205

	A	B	C	D	E	F
416				CURRENT RESIDENT	623 SW PARK AVE #409	PORTLAND OR 97205
417				CURRENT RESIDENT	623 SW PARK AVE #410	PORTLAND OR 97205
418				CURRENT RESIDENT	623 SW PARK AVE #501	PORTLAND OR 97205
419				CURRENT RESIDENT	623 SW PARK AVE #502	PORTLAND OR 97205
420				CURRENT RESIDENT	623 SW PARK AVE #503	PORTLAND OR 97205
421				CURRENT RESIDENT	623 SW PARK AVE #504	PORTLAND OR 97205
422				CURRENT RESIDENT	623 SW PARK AVE #505	PORTLAND OR 97205
423				CURRENT RESIDENT	623 SW PARK AVE #506	PORTLAND OR 97205
424				CURRENT RESIDENT	623 SW PARK AVE #507	PORTLAND OR 97205
425				CURRENT RESIDENT	623 SW PARK AVE #508	PORTLAND OR 97205
426				CURRENT RESIDENT	623 SW PARK AVE #509	PORTLAND OR 97205
427				CURRENT RESIDENT	623 SW PARK AVE #510	PORTLAND OR 97205
428				CURRENT RESIDENT	623 SW PARK AVE #601	PORTLAND OR 97205
429				CURRENT RESIDENT	623 SW PARK AVE #602	PORTLAND OR 97205
430				CURRENT RESIDENT	623 SW PARK AVE #603	PORTLAND OR 97205
431				CURRENT RESIDENT	623 SW PARK AVE #604	PORTLAND OR 97205
432				CURRENT RESIDENT	623 SW PARK AVE #605	PORTLAND OR 97205
433				CURRENT RESIDENT	623 SW PARK AVE #606	PORTLAND OR 97205
434				CURRENT RESIDENT	623 SW PARK AVE #607	PORTLAND OR 97205
435				CURRENT RESIDENT	623 SW PARK AVE #608	PORTLAND OR 97205
436				CURRENT RESIDENT	623 SW PARK AVE #609	PORTLAND OR 97205
437				CURRENT RESIDENT	623 SW PARK AVE #610	PORTLAND OR 97205
438				CURRENT RESIDENT	623 SW PARK AVE #701	PORTLAND OR 97205
439				CURRENT RESIDENT	623 SW PARK AVE #702	PORTLAND OR 97205
440				CURRENT RESIDENT	623 SW PARK AVE #703	PORTLAND OR 97205
441				CURRENT RESIDENT	623 SW PARK AVE #704	PORTLAND OR 97205
442				CURRENT RESIDENT	623 SW PARK AVE #705	PORTLAND OR 97205
443				CURRENT RESIDENT	623 SW PARK AVE #706	PORTLAND OR 97205
444				CURRENT RESIDENT	623 SW PARK AVE #707	PORTLAND OR 97205
445				CURRENT RESIDENT	623 SW PARK AVE #708	PORTLAND OR 97205
446				CURRENT RESIDENT	623 SW PARK AVE #709	PORTLAND OR 97205
447				CURRENT RESIDENT	623 SW PARK AVE #710	PORTLAND OR 97205
448				CURRENT RESIDENT	625 SW BROADWAY	PORTLAND OR 97205
449				CURRENT RESIDENT	625 SW BROADWAY #103	PORTLAND OR 97205
450				CURRENT RESIDENT	625 SW BROADWAY #200	PORTLAND OR 97205
451				CURRENT RESIDENT	625 SW BROADWAY #300	PORTLAND OR 97205
452				CURRENT RESIDENT	625 SW BROADWAY #400	PORTLAND OR 97205
453				CURRENT RESIDENT	625 SW BROADWAY #5	PORTLAND OR 97205
454				CURRENT RESIDENT	625 SW BROADWAY #500	PORTLAND OR 97205
455				CURRENT RESIDENT	625 SW BROADWAY #5TH F	PORTLAND OR 97205
456				CURRENT RESIDENT	625 SW MORRISON ST	PORTLAND OR 97205
457				CURRENT RESIDENT	626 SW 9TH AVE	PORTLAND OR 97205
458				CURRENT RESIDENT	626 SW PARK AVE	PORTLAND OR 97205
459				CURRENT RESIDENT	629 SW BROADWAY	PORTLAND OR 97205
460				CURRENT RESIDENT	630 SW ALDER ST	PORTLAND OR 97205
461				CURRENT RESIDENT	630 SW PARK AVE	PORTLAND OR 97205
462				CURRENT RESIDENT	633 SW MORRISON ST	PORTLAND OR 97205
463				CURRENT RESIDENT	635 SW 6TH AVE	PORTLAND OR 97204
464				CURRENT RESIDENT	635 SW MORRISON ST	PORTLAND OR 97205
465				CURRENT RESIDENT	638 SW ALDER ST	PORTLAND OR 97205
466				CURRENT RESIDENT	639 SW BROADWAY	PORTLAND OR 97205
467				CURRENT RESIDENT	640 SW BROADWAY	PORTLAND OR 97205
468				CURRENT RESIDENT	701 SW BROADWAY	PORTLAND OR 97205
469				CURRENT RESIDENT	708 SW ALDER ST	PORTLAND OR 97205
470				CURRENT RESIDENT	715 SW MORRISON ST	PORTLAND OR 97205
471				CURRENT RESIDENT	715 SW MORRISON ST #1000	PORTLAND OR 97205
472				CURRENT RESIDENT	715 SW MORRISON ST #400	PORTLAND OR 97205
473				CURRENT RESIDENT	715 SW MORRISON ST #423	PORTLAND OR 97205
474				CURRENT RESIDENT	715 SW MORRISON ST #500	PORTLAND OR 97205
475				CURRENT RESIDENT	715 SW MORRISON ST #501	PORTLAND OR 97205
476				CURRENT RESIDENT	715 SW MORRISON ST #503	PORTLAND OR 97205
477				CURRENT RESIDENT	715 SW MORRISON ST #504	PORTLAND OR 97205
478				CURRENT RESIDENT	715 SW MORRISON ST #600	PORTLAND OR 97205
479				CURRENT RESIDENT	715 SW MORRISON ST #602	PORTLAND OR 97205
480				CURRENT RESIDENT	715 SW MORRISON ST #604	PORTLAND OR 97205
481				CURRENT RESIDENT	715 SW MORRISON ST #700	PORTLAND OR 97205
482				CURRENT RESIDENT	715 SW MORRISON ST #701	PORTLAND OR 97205
483				CURRENT RESIDENT	715 SW MORRISON ST #702	PORTLAND OR 97205
484				CURRENT RESIDENT	715 SW MORRISON ST #800	PORTLAND OR 97205
485				CURRENT RESIDENT	715 SW MORRISON ST #801	PORTLAND OR 97205
486				CURRENT RESIDENT	715 SW MORRISON ST #900	PORTLAND OR 97205
487				CURRENT RESIDENT	715 SW MORRISON ST #901	PORTLAND OR 97205
488				CURRENT RESIDENT	715 SW MORRISON ST #905	PORTLAND OR 97205
489				CURRENT RESIDENT	715 SW MORRISON ST #907	PORTLAND OR 97205
490				CURRENT RESIDENT	715 SW MORRISON ST #909	PORTLAND OR 97205
491				CURRENT RESIDENT	715 SW MORRISON ST #910A	PORTLAND OR 97205
492				CURRENT RESIDENT	715 SW MORRISON ST #912	PORTLAND OR 97205
493				CURRENT RESIDENT	718 SW ALDER ST	PORTLAND OR 97205
494				CURRENT RESIDENT	718 SW ALDER ST #108	PORTLAND OR 97205
495				CURRENT RESIDENT	718 SW ALDER ST #200	PORTLAND OR 97205
496				CURRENT RESIDENT	718 SW ALDER ST #210	PORTLAND OR 97205
497				CURRENT RESIDENT	718 SW ALDER ST #300	PORTLAND OR 97205
498				CURRENT RESIDENT	718 SW ALDER ST #B	PORTLAND OR 97205

	A	B	C	D	E	F
748				CURRENT RESIDENT	519 SW PARK AVE #601	PORTLAND OR 97205
749				CURRENT RESIDENT	519 SW PARK AVE #602	PORTLAND OR 97205
750				CURRENT RESIDENT	519 SW PARK AVE #604	PORTLAND OR 97205
751				CURRENT RESIDENT	519 SW PARK AVE #606	PORTLAND OR 97205
752				CURRENT RESIDENT	519 SW PARK AVE #610	PORTLAND OR 97205
753				CURRENT RESIDENT	519 SW PARK AVE #620	PORTLAND OR 97205
754				CURRENT RESIDENT	519 SW PARK AVE #621	PORTLAND OR 97205
755				CURRENT RESIDENT	520 SW BROADWAY	PORTLAND OR 97205
756				CURRENT RESIDENT	520 SW BROADWAY #1	PORTLAND OR 97205
757				CURRENT RESIDENT	520 SW BROADWAY #2	PORTLAND OR 97205
758				CURRENT RESIDENT	520 SW BROADWAY #3	PORTLAND OR 97205
759				CURRENT RESIDENT	521 SW PARK AVE	PORTLAND OR 97205
760				CURRENT RESIDENT	522 SW BROADWAY	PORTLAND OR 97205
761				CURRENT RESIDENT	523 SW PARK AVE	PORTLAND OR 97205
762				CURRENT RESIDENT	525 SW BROADWAY	PORTLAND OR 97205
763				CURRENT RESIDENT	525 SW BROADWAY #MEZZ	PORTLAND OR 97205
764				CURRENT RESIDENT	526 SW PARK AVE	PORTLAND OR 97205
765				CURRENT RESIDENT	535 SW 6TH AVE	PORTLAND OR 97204
766				CURRENT RESIDENT	536 SW BROADWAY	PORTLAND OR 97205
767				CURRENT RESIDENT	539 SW BROADWAY	PORTLAND OR 97205
768				CURRENT RESIDENT	540 SW BROADWAY	PORTLAND OR 97205
769				CURRENT RESIDENT	550 NW PARK AVE #260	PORTLAND OR 97209
770				CURRENT RESIDENT	550 SW PARK AVE	PORTLAND OR 97205
771				CURRENT RESIDENT	550 SW PARK AVE #200	PORTLAND OR 97205
772				CURRENT RESIDENT	550 SW PARK AVE #201	PORTLAND OR 97205
773				CURRENT RESIDENT	550 SW PARK AVE #210	PORTLAND OR 97205
774				CURRENT RESIDENT	550 SW PARK AVE #220	PORTLAND OR 97205
775				CURRENT RESIDENT	550 SW PARK AVE #250	PORTLAND OR 97205
776				CURRENT RESIDENT	550 SW PARK AVE #260	PORTLAND OR 97205
777				CURRENT RESIDENT	550 SW PARK AVE #400	PORTLAND OR 97205
778				CURRENT RESIDENT	550 SW PARK AVE #500	PORTLAND OR 97205
779				CURRENT RESIDENT	550 SW PARK AVE #PENTH	PORTLAND OR 97205
780				CURRENT RESIDENT	601 SW WASHINGTON ST	PORTLAND OR 97205
781				CURRENT RESIDENT	602 SW WASHINGTON ST	PORTLAND OR 97205
782				CURRENT RESIDENT	604 SW WASHINGTON ST	PORTLAND OR 97205
783				CURRENT RESIDENT	607 SW WASHINGTON ST	PORTLAND OR 97205
784				CURRENT RESIDENT	609 SW ALDER ST	PORTLAND OR 97205
785				CURRENT RESIDENT	615 SW ALDER ST	PORTLAND OR 97205
786				CURRENT RESIDENT	615 SW ALDER ST #200	PORTLAND OR 97205
787				CURRENT RESIDENT	617 SW WASHINGTON ST	PORTLAND OR 97205
788				CURRENT RESIDENT	620 SW WASHINGTON ST	PORTLAND OR 97205
789				CURRENT RESIDENT	621 SW ALDER ST	PORTLAND OR 97205
790				CURRENT RESIDENT	621 SW ALDER ST #200	PORTLAND OR 97205
791				CURRENT RESIDENT	621 SW ALDER ST #300	PORTLAND OR 97205
792				CURRENT RESIDENT	621 SW ALDER ST #303	PORTLAND OR 97205
793				CURRENT RESIDENT	621 SW ALDER ST #380A	PORTLAND OR 97205
794				CURRENT RESIDENT	621 SW ALDER ST #380B	PORTLAND OR 97205
795				CURRENT RESIDENT	621 SW ALDER ST #400	PORTLAND OR 97205
796				CURRENT RESIDENT	621 SW ALDER ST #410	PORTLAND OR 97205
797				CURRENT RESIDENT	621 SW ALDER ST #500	PORTLAND OR 97205
798				CURRENT RESIDENT	621 SW ALDER ST #510	PORTLAND OR 97205
799				CURRENT RESIDENT	621 SW ALDER ST #520	PORTLAND OR 97205
800				CURRENT RESIDENT	621 SW ALDER ST #530	PORTLAND OR 97205
801				CURRENT RESIDENT	621 SW ALDER ST #540	PORTLAND OR 97205
802				CURRENT RESIDENT	621 SW ALDER ST #605	PORTLAND OR 97205
803				CURRENT RESIDENT	621 SW ALDER ST #630	PORTLAND OR 97205
804				CURRENT RESIDENT	621 SW ALDER ST #660	PORTLAND OR 97205
805				CURRENT RESIDENT	621 SW ALDER ST #670	PORTLAND OR 97205
806				CURRENT RESIDENT	621 SW ALDER ST #680	PORTLAND OR 97205
807				CURRENT RESIDENT	621 SW ALDER ST #710	PORTLAND OR 97205
808				CURRENT RESIDENT	621 SW ALDER ST #740	PORTLAND OR 97205
809				CURRENT RESIDENT	621 SW ALDER ST #810	PORTLAND OR 97205
810				CURRENT RESIDENT	621 SW ALDER ST #820	PORTLAND OR 97205
811				CURRENT RESIDENT	621 SW ALDER ST #830	PORTLAND OR 97205
812				CURRENT RESIDENT	621 SW ALDER ST #840	PORTLAND OR 97205
813				CURRENT RESIDENT	621 SW ALDER ST #900	PORTLAND OR 97205
814				CURRENT RESIDENT	621 SW ALDER ST #930	PORTLAND OR 97205
815				CURRENT RESIDENT	621 SW ALDER ST #940	PORTLAND OR 97205
816				CURRENT RESIDENT	621 SW WASHINGTON ST	PORTLAND OR 97205
817				CURRENT RESIDENT	625 SW ALDER ST	PORTLAND OR 97205
818				CURRENT RESIDENT	627 SW WASHINGTON ST	PORTLAND OR 97205
819				CURRENT RESIDENT	631 SW ALDER ST	PORTLAND OR 97205
820				CURRENT RESIDENT	631 SW ALDER ST #800	PORTLAND OR 97205
821				CURRENT RESIDENT	705 SW ALDER ST	PORTLAND OR 97205
822				CURRENT RESIDENT	707 SW WASHINGTON ST #1000	PORTLAND OR 97205
823				CURRENT RESIDENT	707 SW WASHINGTON ST #1040	PORTLAND OR 97205
824				CURRENT RESIDENT	707 SW WASHINGTON ST #1050	PORTLAND OR 97205
825				CURRENT RESIDENT	707 SW WASHINGTON ST #1100	PORTLAND OR 97205
826				CURRENT RESIDENT	707 SW WASHINGTON ST #1101	PORTLAND OR 97205
827				CURRENT RESIDENT	707 SW WASHINGTON ST #1200	PORTLAND OR 97205
828				CURRENT RESIDENT	707 SW WASHINGTON ST #1400	PORTLAND OR 97205
829				CURRENT RESIDENT	707 SW WASHINGTON ST #1406	PORTLAND OR 97205
830				CURRENT RESIDENT	707 SW WASHINGTON ST #1410	PORTLAND OR 97205

	A	B	C	D	E	F
1163				CURRENT RESIDENT	520 SW 6TH AVE #1230	PORTLAND OR 97204
1164				CURRENT RESIDENT	520 SW 6TH AVE #1250	PORTLAND OR 97204
1165				CURRENT RESIDENT	520 SW 6TH AVE #200	PORTLAND OR 97204
1166				CURRENT RESIDENT	520 SW 6TH AVE #300	PORTLAND OR 97204
1167				CURRENT RESIDENT	520 SW 6TH AVE #400	PORTLAND OR 97204
1168				CURRENT RESIDENT	520 SW 6TH AVE #500	PORTLAND OR 97204
1169				CURRENT RESIDENT	520 SW 6TH AVE #520	PORTLAND OR 97204
1170				CURRENT RESIDENT	520 SW 6TH AVE #600	PORTLAND OR 97204
1171				CURRENT RESIDENT	520 SW 6TH AVE #620	PORTLAND OR 97204
1172				CURRENT RESIDENT	520 SW 6TH AVE #630	PORTLAND OR 97204
1173				CURRENT RESIDENT	520 SW 6TH AVE #640	PORTLAND OR 97204
1174				CURRENT RESIDENT	520 SW 6TH AVE #700	PORTLAND OR 97204
1175				CURRENT RESIDENT	520 SW 6TH AVE #701	PORTLAND OR 97204
1176				CURRENT RESIDENT	520 SW 6TH AVE #704	PORTLAND OR 97204
1177				CURRENT RESIDENT	520 SW 6TH AVE #709	PORTLAND OR 97204
1178				CURRENT RESIDENT	520 SW 6TH AVE #711	PORTLAND OR 97204
1179				CURRENT RESIDENT	520 SW 6TH AVE #715	PORTLAND OR 97204
1180				CURRENT RESIDENT	520 SW 6TH AVE #725	PORTLAND OR 97204
1181				CURRENT RESIDENT	520 SW 6TH AVE #750	PORTLAND OR 97204
1182				CURRENT RESIDENT	520 SW 6TH AVE #800	PORTLAND OR 97204
1183				CURRENT RESIDENT	520 SW 6TH AVE #810	PORTLAND OR 97204
1184				CURRENT RESIDENT	520 SW 6TH AVE #820	PORTLAND OR 97204
1185				CURRENT RESIDENT	520 SW 6TH AVE #825	PORTLAND OR 97204
1186				CURRENT RESIDENT	520 SW 6TH AVE #830	PORTLAND OR 97204
1187				CURRENT RESIDENT	520 SW 6TH AVE #850	PORTLAND OR 97204
1188				CURRENT RESIDENT	520 SW 6TH AVE #900	PORTLAND OR 97204
1189				CURRENT RESIDENT	520 SW 6TH AVE #914	PORTLAND OR 97204
1190				CURRENT RESIDENT	520 SW 6TH AVE #920	PORTLAND OR 97204
1191				CURRENT RESIDENT	520 SW 6TH AVE #930	PORTLAND OR 97204
1192				CURRENT RESIDENT	520 SW 6TH AVE #940	PORTLAND OR 97204
1193				CURRENT RESIDENT	520 SW 6TH AVE #950	PORTLAND OR 97204
1194				CURRENT RESIDENT	521 SW ALDER ST	PORTLAND OR 97204
1195				CURRENT RESIDENT	525 SW MORRISON ST	PORTLAND OR 97204
1196				CURRENT RESIDENT	527 SW ALDER ST	PORTLAND OR 97204
1197				CURRENT RESIDENT	527 SW MORRISON ST	PORTLAND OR 97204
1198				CURRENT RESIDENT	530 SW 6TH AVE	PORTLAND OR 97204
1199				CURRENT RESIDENT	538 SW 6TH AVE	PORTLAND OR 97204
1200				CURRENT RESIDENT	551 SW 6TH AVE #600	PORTLAND OR 97204
1201				CURRENT RESIDENT	554 SW ALDER ST	PORTLAND OR 97204
1202				CURRENT RESIDENT	555 SW ALDER ST	PORTLAND OR 97204
1203				CURRENT RESIDENT	555 SW MORRISON ST	PORTLAND OR 97204
1204				CURRENT RESIDENT	595 SW ALDER ST	PORTLAND OR 97204
1205				CURRENT RESIDENT	621 SW 5TH AVE	PORTLAND OR 97204
1206				CURRENT RESIDENT	621 SW 5TH AVE #4TH F	PORTLAND OR 97204
1207				CURRENT RESIDENT	625 SW 5TH AVE	PORTLAND OR 97204
1208				CURRENT RESIDENT	701 SW 6TH AVE #130	PORTLAND OR 97204
1209				CURRENT RESIDENT	701 SW 6TH AVE #196	PORTLAND OR 97204
1210				CURRENT RESIDENT	701 SW 6TH AVE #197	PORTLAND OR 97204
1211				CURRENT RESIDENT	701 SW 6TH AVE #198	PORTLAND OR 97204
1212				CURRENT RESIDENT	720 SW BROADWAY	PORTLAND OR 97205
1213				CURRENT RESIDENT	515 SW BROADWAY DR	PORTLAND OR 97201
1214				CURRENT RESIDENT	550 SW 10TH AVE	PORTLAND OR 97205
1215				CURRENT RESIDENT	560 SW 10TH AVE	PORTLAND OR 97205
1216				CURRENT RESIDENT	702 SW WASHINGTON ST	PORTLAND OR 97205
1217				CURRENT RESIDENT	704 SW WASHINGTON ST	PORTLAND OR 97205
1218				CURRENT RESIDENT	721 SW ALDER ST	PORTLAND OR 97205
1219				CURRENT RESIDENT	732 SW WASHINGTON ST	PORTLAND OR 97205
1220				CURRENT RESIDENT	736 SW WASHINGTON ST	PORTLAND OR 97205
1221				CURRENT RESIDENT	805 SW MORRISON ST	PORTLAND OR 97205
1222				CURRENT RESIDENT	970 SW WASHINGTON ST	PORTLAND OR 97205
1223	RETURN SERVICE REQUESTED		OWNER	MMI ALDERWAY OWNER LLC	111 SW COLUMBIA ST #1380	PORTLAND OR 97201
1224	RETURN SERVICE REQUESTED	APPLICANTS	HENNEBERY EDDY ARCHITECTS INC	SMITH JASON & MCGREW JON	921 SW WASHINGTON ST #250	PORTLAND OR 97205
1225	RETURN SERVICE REQUESTED	OWNERS AGENT/CONTACT PERSON	MELVIN MARK INVESTORS (MMI)	EHLIN NICK	111 SW COLUMBIA ST #1380	PORTLAND OR 97201
1226	RETURN SERVICE REQUESTED		LAND USE CONTACT	DOWNTOWN RETAIL COUNCIL	121 SW SALMON ST #1440	PORTLAND OR 97204
1227	RETURN SERVICE REQUESTED		PORTLAND DOWNTOWN NA	DEBARDELABEN MARIAN	2257 NW RALEIGH ST	PORTLAND OR 97201
1228	RETURN SERVICE REQUESTED		NEIGHBORS WEST/NORTHWEST	GARRETT DARLENE URBAN	2257 NW RALEIGH ST	PORTLAND OR 97210
1229	RETURN SERVICE REQUESTED			DOUG KLOTZ	1908 SE 35TH PLACE	PORTLAND OR 97214
1230	RETURN SERVICE REQUESTED		LAND USE CONTACT	TRANSIT DEVELOPMENT	1800 SW FIRST AVE #300	PORTLAND OR 97201
1231	RETURN SERVICE REQUESTED		PORTLAND METRO REGIONAL SOLUTIONS	C/O DLCD REGIONAL REPRESENTATIVE	1600 SW FOURTH AVE #109	PORTLAND OR 97201
1232	RETURN SERVICE REQUESTED		LAND USE CONTACT	STATE HISTORIC PRESERVATION OFFICE	725 SUMMER NE #C	SALEM OR 97301
1233	RETURN SERVICE REQUESTED		LAND USE CONTACT	AIA URBAN DESIGN COMMITTEE	422 NW 13TH AVE	PORTLAND OR 97209
1234				LAND USE CONTACT	PROSPER PORTLAND	129/PROSPER
1235					HEARINGS CLERK	B299/R3000
1236					DAWN KRANTZ	B299/R5000
1237					BRANDON SPENCER-HARTLE	B299/R7000



City of Portland, Oregon
Bureau of Development Services
Land Use Services
 FROM CONCEPT TO CONSTRUCTION

Dan Ryan, Commissioner
 Rebecca Esau, Director
 Phone: (503) 823-7300
 Fax: (503) 823-5630
 TTY: (503) 823-6868
www.portland.gov/bds

Design Advice Request

711 SW Alder, Storefront Replacement

CASE FILE	EA 22-202537 DA		
WHEN	Thursday, December 15, 2022 @ 1:30 PM <i>(This is the hearing start time –see Commission agenda for estimated project start time.)</i>		
WHERE	ONLINE: Meeting link will be listed on the agenda available at www.portland.gov/bds/design-commission		
HOW	TO COMMENT: Follow instructions on the Design Commission agenda <u>or</u> email the planner at grace.jeffreys@portlandoregon.gov		
REVIEW BY	Design Commission		
PROCESS	A Design Advice Request is a voluntary review process that allows the Commission to provide early feedback on a development proposal, prior to the required land use review		
PROPOSAL	Replace all existing ground floor cladding and glazing with a new structural silicone glazing system on a low stone base, replace existing fabric awnings with new metal canopies at entries, and add new signage and exterior lighting. Proposal also includes a small new rooftop terrace/ amenity space.		
REVIEW APPROVAL CRITERIA	Central City Fundamental Design Guidelines		
SITE ADDRESS	711 SW Alder St		
ZONING/ DESIGNATION	Central Commercial (CX) with a design overlay (d)		
APPLICANT(S)	Jon McGrew, Henneberry Eddy Architects	OWNER(S)	MMI Alderway Owner LLC
QUESTIONS? BDS CONTACT	Grace Jeffreys, City Planner (503) 865-6521 / Grace.Jeffreys@PortlandOregon.gov Bureau of Development Services, 1900 SW 4 th Ave, Suite 5000, Portland, OR 97201		

Traducción e interpretación | Chuyển Ngữ hoặc Phiên Dịch | 翻译或传译 | Turjumida ama Fasiraadda | 翻訳または通訳 | ការបកប្រែ និង ការអະທິបាល
 Письменный или устный перевод | Traducere sau Interpretare | 번역 및 통역 | الترجمة التحريرية أو الشفوية | Письмовий або усний переклад



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www.portland.gov/bds

DESIGN ADVICE REQUEST PROCESS OVERVIEW

Purpose

Design Advice Requests (DARs) are a form of early assistance intended to provide a public forum for the preliminary discussion and exchange of information between the applicant, BDS staff, the public, and the representative Commission. The feedback that results from a DAR is advisory and preliminary in nature. The DAR is not a land use review and decisions are not made in the DAR process.

An applicant may request advice from the Design Commission or Historic Landmarks Commission prior to submitting a land use review. In some cases, a DAR may be required by a provision of the Zoning Code. These requests do not substitute for required prescribed regulatory or legislative processes.

Public Participation

The public meeting with the Commission will provide an opportunity for parties to submit oral and written comment. The Commission relies on Portlanders to bring their perspective on their community. Portland has a strong design legacy that continues through this process. The public's early input on significant projects helps to make sure we get this right. Continued participation through the land use review is necessary for public comments to be part of the land use review record.

Meeting Order

The order of appearance for those attending the meeting is as follows:

- BDS Staff Introduction
- Applicant Presentation
- City Staff Discussion Topics
- Public Comments
- Commission and Applicant Discussion

Guiding Criteria

Design Guidelines are used to guide the conversation during the DAR because they are the approval criteria used in the subsequent land use review. All feedback should relate to the concept's response to the Guidelines. Copies of the Design Guidelines are available online at portlandoregon.gov/designguidelines.

Outside DAR Scope

The Commissions only have the authority to influence elements of a project that relate to the approval criteria. For example, guidelines do not address private views. Here other resources for questions on issues that the Commissions cannot address:

Bureau of Planning and Sustainability (BPS)
503-823-7700 | portlandoregon.gov/bps

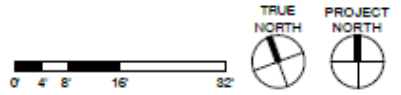
- Off-Street Parking Requirements
- Upcoming Legislative Projects on Zoning
- Zoning Allowances

Bureau of Transportation (PBOT) | 503-823-5185 | portlandoregon.gov/transportation

- On-Street Parking
- Construction Impacts on Streets & Sidewalks

Office of Community & Civic Life
503-823-4519 | portlandoregon.gov/civic

- Neighborhood Association Information
- Crime Prevention
- Noise Control Program
- Neighborhood Mediation



Observing or Testifying at the Portland Design Commission, Historic Landmarks Commission, or Adjustment Committee Webinar Hearings

Thank you for your interest in attending a land use public hearing. All hearings are currently held virtually, via Zoom. The information below will help you get connected.

***If you do not have access to the internet from a home computer or mobile phone, please see the end of this document for instructions on how to participate from a City building at 1900 SW 4th Avenue in downtown Portland.

Preparing for the Hearing:

1. To access the Zoom Webinar, please go to the online hearing Agenda, and click the link under the hearing date you are interested in participating: <https://www.portlandoregon.gov/bds/42441>
2. In advance of the hearing, please review documents and drawings in the project link within the Online Agenda.
 - Please also provide comments to the planner assigned in advance of the hearing.

Getting into the Hearing [Registering in Zoom to observe or participate in Hearing]:

1. In order to observe or testify in the hearing, please be sure to Register for the Webinar as soon as possible.
 - The Webinar Link is posted to the Online Agenda typically one week prior to the hearing date.
2. Once you register you will receive an email notification of how to log-in or access the Webinar.
3. You can enter the Webinar no sooner than ten minutes before the start of the hearing.
4. You will be held in the Zoom waiting room until the Webinar begins. (Please note each individual agenda item has an estimated start time.)
5. If using a smartphone or tablet, download the Zoom app for easy entry into the Webinar.

Public participation in the Hearing:

1. After Staff and Applicant presentations, the Chair will announce public testimony is open, and will ask if anyone else would like to testify.
2. You can provide public comment in this Webinar in several ways:
 - If during registration you indicated you would like to testify, we will put your name in order of request. Once in the hearing, testifiers will be renamed "Testifier 1 – (Your Name)"
 - Members of the public will be automatically muted except for when they are called by the Hearings Clerk for their public comment. During the Webinar, the Hearings Clerk will promote participants to "Panelists" in the order of Webinar Registrations received. When it is your turn to provide testimony, please accept the Clerk's invitation to be promoted to Panelist.
 - If you indicated in your registration that you did not want to testify but later changed your mind, when testimony is open:
 - Click the "raise your hand" function in ZOOM, and the Hearings Clerk will add you to the list of testifiers.
 - If you will be participating by call-in, raise your hand by pressing *9 - the Webinar host will see this notification.
 - When you are moved to Panelist position for your testimony, your name will be announced by the Chair or Hearings Clerk. Please be prepared to provide testimony.
 - Each testifier is allotted 2 minutes of testimony unless the Chair grants additional time.
 - Please manage your time when testifying. As a courtesy to other testifiers and our volunteer Commissions, please do not attempt to exceed the allotted amount of time.
3. We will enable screen sharing of presentations only for Design and Landmarks Commission members, project teams, and staff participating in the Webinar.
4. Testifiers who engage in inappropriate behavior or language will be promptly removed from the hearing.

Follow-up:

1. The Webinar will be recorded and uploaded to the City of Portland Auditors website, under the Case File Number, here: <https://efiles.portlandoregon.gov/Search>.

If you do not have access to the internet from a home computer or mobile phone, we can provide accommodations for you to view a live video display of the hearing from 1900 SW 4th Avenue in downtown Portland. This option for participation requires you to travel to a City building where we will provide a computer for viewing the hearing. City staff will not be present at this viewing location. If you require such accommodation, please contact the BDS Hearings Clerk at 503-865-6525 before 8 AM on the day of the hearing.



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Dan Ryan, Commissioner
Rebecca Esau, Director
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TTY: (503) 823-6868
www.portland.gov/bds

Date: November 22, 2022

To: Jon McGrew, HENNEBERY EDDY ARCHITECTS, INC.

From: Grace Jeffreys, Land Use Services, grace.jeffreys@portlandoregon.gov

RE: Design Advice Request posting for EA 22-202537 DA - 711 SW Alder, Storefront Replacement
Revised Notice

Dear Jon:

I have received your application for a Design Advice Request (DA) at 710 SW Alder. Your case number is given above. The first meeting with the Design Commission is scheduled for **December 15, 2022**. I am the planner handling your case, and can answer any questions you might have during the process.

You are required to post notice on the site of your proposal 20 days before the hearing. The information below will help you do this. I am also enclosing instructions for making the required posting boards and the notice that should be placed on the signs.

- A. You must post one of these signs adjacent to each street frontage on the site.
- B. These signs must be placed within 10 feet of the street frontage line, and must be visible to pedestrians and motorists. You may not post in the public right-of-way.
- C. Because the meeting with the Design Commission for your case is scheduled for **December 15, 2022** you must post the notice by **November 25, 2022**, 20 days before the hearing.
- D. A certification statement is enclosed, which you must sign and return. The statement affirms that you posted the site. It also confirms your understanding that if you do not post the notice by the date above, your hearing will be automatically postponed. You must return this statement to us by **December 1, 2022**, 14 days before the hearing.
- E. You should not remove the notice before the meeting, but it must be taken down within two weeks after the meeting. You may want to save the posting boards to use for the required site posting during the Type III land use review.

Encls: Posting Notice
Statement Certifying Posting
Additional Instructions for Posting Notice Signs

cc: Application Case File

Design Advice Request

711 SW Alder, Storefront Replacement

CASE FILE	EA 22-202537 DA		
WHEN	Thursday, December 15, 2022 @ 1:30 PM <i>(This is the hearing start time –see Commission agenda for estimated project start time.)</i>		
WHERE	ONLINE: Meeting link will be listed on the agenda available at www.portland.gov/bds/design-commission		
HOW	TO COMMENT: Follow instructions on the Design Commission agenda <u>or</u> email the planner at grace.jeffreys@portlandoregon.gov		
REVIEW BY	Design Commission		
PROCESS	A Design Advice Request is a voluntary review process that allows the Commission to provide early feedback on a development proposal, prior to the required land use review		
PROPOSAL	Replace all existing ground floor cladding and glazing with a new structural silicone glazing system on a low stone base, replace existing fabric awnings with new metal canopies at entries, and add new signage and exterior lighting. Proposal also includes a small new rooftop terrace/ amenity space.		
REVIEW APPROVAL CRITERIA	Central City Fundamental Design Guidelines		
SITE ADDRESS	710 SW Alder		
ZONING/ DESIGNATION	Central Commercial (CX) with a design overlay (d)		
APPLICANT(S)	Jon McGrew, Henneberry Eddy Architects	OWNER(S)	Nicholas Ehlen, Melvin Mark Investors
QUESTIONS? BDS CONTACT	Grace Jeffreys, City Planner (503) 865-6521 / Grace.Jeffreys@PortlandOregon.gov Bureau of Development Services, 1900 SW 4 th Ave, Suite 5000, Portland, OR 97201		

Traducción e interpretación | Chuyển Ngữ hoặc Phiên Dịch | 翻译或传译 | Turjumida ama Fasiraadda | 翻訳または通訳 | ການແປພາສາ ຫຼື ການອະທິບາຍ
Письменный или устный перевод | Traducere sau Interpretare | 번역 및 통역 | الترجمة التحريرية أو الشفوية | Письмовий або усний переклад



503-823-7300



BDS@PortlandOregon.gov



www.PortlandOregon.gov/bds/translated

TTY: 503-823-6868
Relay Service: 711

Jon McGrew and Jason Smith
HENNEBERY EDDY ARCHITECTS, INC
Jon McGrew, JMcGrew@henneberyeddy.com
Jason Smith, JSmith@henneberyeddy.com

DATE: _____

TO: Grace Jeffreys | grace.jeffreys@portlandoregon.gov
Bureau of Development Services
1900 SW Fourth Ave., Suite 5000
Portland, Oregon 97201

APPLICANT'S STATEMENT CERTIFYING DESIGN ADVICE REQUEST POSTING

Case File EA 22-202537 DA

This certifies that I have posted notice on my site. I understand that the meeting with the Design Commission is scheduled for **December 15, 2022** at 1:30PM, and that I was required to post the property at least 20 days before the hearing.

The required number of poster boards, with the notices attached, were set up on _____(date). These were placed adjacent to each street frontage so that they were visible to pedestrians and motorists.

I understand that this form must be returned to the Bureau of Development Services no later than **December 1, 2022**, 14 days before the scheduled meeting. I also understand that if I do not post the notices by **November 25, 2022**, or return this form by **December 1 2022**, my meeting will automatically be postponed.

In addition, I understand that I may not remove the notices before the meeting, but am required to remove them within two weeks of the meeting.

Signature

Print Name

Address

City/State/Zip Code

Additional Instructions for Posting Notice Signs

Layout:

The overall board must be printed at its full 18-inch by 24-inch size. Templates for the 18-inch by 24-inch board are provided in Adobe Illustrator, Adobe InDesign, and PDF formats.

Place an image of your proposal, preferably a rendering or an elevation, on the left side of the 18-by-24-inch sign board. Make the image as large as possible without covering any of the blue background of the board and leaving enough room for the posting notice text. Place the posting notice text provided by the city planner on the right side of the board. The posting notice text is provided in PDF format by the city planner for easy insertion/attachment to the sign template; it should be inserted at its full 8.5-inch by 11-inch size. See the example image on the following page for reference.

Materials:

Your local sign manufacturer will have a variety of options available, but for environmental reasons we recommend corrugated plastic because it can be recycled. Corrugated plastic is sold under many trade names. It is an extruded twin wall plastic-sheet product produced from high-impact polypropylene resin with a similar make-up to corrugated cardboard and is ideally suited for outdoor signage. It can be direct printed or will accept pressure sensitive adhesive graphics. The sign must be printed in color.

Installation:

Signs may be attached to an existing building or structure, or mounted on posts, stakes, a fence, or other reasonable and sturdy structure that is fully accessible to the public.

Mounting Height:

To ensure that your sign is displayed at the correct height, the top of the sign when mounted should be no higher than 60" inches above grade and free from any obstruction. The bottom of the sign must be at least 24" above the ground.

An example image of the posting board layout is provided below:



NOTICE OF PUBLIC HEARING



Type III Land Use Review

LOT 5 STATION PLACE

CASE FILE LU 20-00104-DUM-AD

WHEN **THURSDAY, SEPTEMBER 24, 2020 @ 1:30 PM**

(Plan to be hearing date; see [Case Design Commission agenda for calendar/pagelink/other file](#).)

WHERE **ONLINE: Link to hearing is available at www.portlandoregon.gov/bds/bdcagenda**

HOW **TO TESTIFY: Follow instructions on the Design Commission agenda [page](#) or email the planner at Debraanna.Melton@portlandoregon.gov.**

REVIEW BY DESIGN COMMISSION

REVIEW TYPE DESIGN REVIEW WITH RECOMMENDATIONS & ADJUSTMENT REVIEW

Design Review with Identifications and Document Adjustment Review for a proposed (only) commercial building consisting of ground floor retail, office, banking and restaurant uses, a short stretch of structured parking located around (approximately) 75 parking spaces. Above the ground floor uses and parking, a series of office use provisions with large roof terraces at the top and the floor that are cut into the main building massing. Vehicle access to parking and loading is proposed off the Northrup Street. These modifications are requested only to allow the height of the building facade above 100' in height to be up to 100' long, one to allow long term bike parking (more than 100) and the use to build the ground floor recessed around along 100' Northrup Street.

REVIEW APPROVAL CRITERIA

- Central City Fundamental Design Guidelines
- Inter-District Design Guidelines
- 22.02.045: Other approved impacts (Attachment Revised)
- 22.02.045: Modifications that will better meet design review requirements

SITE ADDRESS 100 2nd Ave S-100 Northrup St

ZONING CMU-Center Commerce and Design Overlay

DEMINATION Central City Plan District - Pearl Subdistrict

FURTHER INFO debraanna.melton@portlandoregon.gov or contact the planner listed below at the Bureau of Development Services.

QUESTIONS? Debraanna Melton, City Planner

(503) 823-1700 | debraanna.melton@portlandoregon.gov

TRANSLATION? 800-541-1234 | www.portlandoregon.gov/bds/bdcagenda | (503) 823-1700

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Design Advice Request

711 SW Alder, Storefront Replacement

CASE FILE	EA 22-202537 DA		
WHEN	Thursday, December 15, 2022 @ 1:30 PM <i>(This is the hearing start time –see Commission agenda for estimated project start time.)</i>		
WHERE	ONLINE: Meeting link will be listed on the agenda available at www.portland.gov/bds/design-commission		
HOW	TO COMMENT: Follow instructions on the Design Commission agenda <u>or</u> email the planner at grace.jeffreys@portlandoregon.gov		
REVIEW BY	Design Commission		
PROCESS	A Design Advice Request is a voluntary review process that allows the Commission to provide early feedback on a development proposal, prior to the required land use review		
PROPOSAL	Replace all existing ground floor cladding and glazing with a new structural silicone glazing system on a low stone base, replace existing fabric awnings with new metal canopies at entries, and add new signage and exterior lighting. Proposal also includes a small new rooftop terrace/ amenity space.		
REVIEW APPROVAL CRITERIA	Central City Fundamental Design Guidelines		
SITE ADDRESS	710 SW Alder		
ZONING/ DESIGNATION	Central Commercial (CX) with a design overlay (d)		
APPLICANT(S)	Jon McGrew, Henneberry Eddy Architects	OWNER(S)	Nicholas Ehlen, Melvin Mark Investors
QUESTIONS? BDS CONTACT	Grace Jeffreys, City Planner (503) 865-6521 / Grace.Jeffreys@PortlandOregon.gov Bureau of Development Services, 1900 SW 4 th Ave, Suite 5000, Portland, OR 97201		

Traducción e interpretación | Chuyển Ngữ hoặc Phiên Dịch | 翻译或传译 | Turjumida ama Fasiraadda | 翻訳または通訳 | ການແປພາສາ ຫຼື ການອະທິບາຍ
Письменный или устный перевод | Traducere sau Interpretare | 번역 및 통역 | الترجمة التحريرية أو الشفوية | Письмовий або усний переклад



503-823-7300



BDS@PortlandOregon.gov



www.PortlandOregon.gov/bds/translated

TTY: 503-823-6868
Relay Service: 711

Jon McGrew and Jason Smith
HENNEBERY EDDY ARCHITECTS, INC
Jon McGrew, JMcGrew@henneberyeddy.com
Jason Smith, JSmith@henneberyeddy.com

DATE: 11/25/2022

TO: Grace Jeffreys | grace.jeffreys@portlandoregon.gov
Bureau of Development Services
1900 SW Fourth Ave., Suite 5000
Portland, Oregon 97201

APPLICANT'S STATEMENT CERTIFYING DESIGN ADVICE REQUEST POSTING

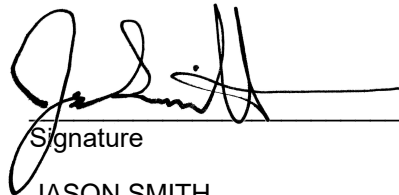
Case File EA 22-202537 DA

This certifies that I have posted notice on my site. I understand that the meeting with the Design Commission is scheduled for **December 15, 2022** at 1:30PM, and that I was required to post the property at least 20 days before the hearing.

The required number of poster boards, with the notices attached, were set up on 11/22/2022 (date). These were placed adjacent to each street frontage so that they were visible to pedestrians and motorists.

I understand that this form must be returned to the Bureau of Development Services no later than **December 1, 2022**, 14 days before the scheduled meeting. I also understand that if I do not post the notices by **November 25, 2022**, or return this form by **December 1 2022**, my meeting will automatically be postponed.

In addition, I understand that I may not remove the notices before the meeting, but am required to remove them within two weeks of the meeting.



Signature

JASON SMITH

Print Name

921 SW WASHINGTON SUITE 250

Address

PORTLAND, OR 97205

City/State/Zip Code



City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue · Portland, Oregon 97201 | 503-823-7300 | www.portland.gov/bds



Early Assistance Application

File Number: _____

Appt Date/Time: _____

FOR INTAKE, STAFF USE ONLY

Date Rec _____ by _____

LU Reviews Expected _____

Related cases

- Y N Unincorporated MC
- Y N Potential Landslide Hazard Area (LD & PD only)
- Y N 100-year Flood Plain
- Y N DOGAMI (high)

Qtr Sec Map(s) _____ Zoning _____

Plan District _____

Historic and/or Design District _____

Neighborhood _____

District Coalition _____

Business Assoc _____

Neighborhood within 400/1000 ft _____

APPLICANT: Complete all sections below. Email this application and supporting documents described below to: LandUseIntake@portlandoregon.gov. Once the application is received, staff will contact you regarding payment and scheduling a date and time for your meeting.

Site Address _____

Site Size/Area _____

Property ID(s) R _____ R _____ R _____ R _____

Short Project Description: do not leave blank or direct to "see attached". Attach additional sheets for a more detailed description, if needed.

Design & Historic Review (New development: give project valuation. Renovation: give exterior alteration value) \$ _____

Select an Early Assistance Type and check boxes for desired meeting/written notes options:

Early Assistance Type	City Reviewers	On-line MS Teams meeting & written notes provided	No meeting, written notes provided
<input type="checkbox"/> Pre-application Conference Only required for Type III and IV land use reviews	BDS Land Use Services, Transportation, Environmental Services, Water, Parks, others as needed	<input type="checkbox"/>	
<input type="checkbox"/> Design Advice Request Public Zoom meeting with Design Commission or Historic Landmarks Commission	BDS Land Use Services and Design Commission or Historic Landmarks Commission		
<input type="checkbox"/> Zoning and Infrastructure Bureaus (including initial bureau responses for street vacations)	BDS Land Use Services, Transportation, Environmental Services, Water, Parks	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Zoning Only	BDS Land Use Services	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Pre-Permit Zoning Plan Check <input type="checkbox"/> 1-2 housing units <input type="checkbox"/> all other development	BDS Land Use Services		<input type="checkbox"/>
<input type="checkbox"/> Public Works Inquiry for 1-2 housing units Only for 1-2 unit projects that do not require a land use review, land division or property line adjustment	Transportation, Environmental Services, Water		<input type="checkbox"/>

Applicant Information Include a separate sheet for additional names if needed.

PRIMARY CONTACT, check all that apply Applicant Owner Other _____

Invite to MS Teams Meeting?: Yes No

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip Code _____

Day Phone _____ email _____

Check all that apply Applicant Owner Other _____

Invite to MS Teams Meeting?: Yes No

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip Code _____

Day Phone _____ email _____

Check all that apply Applicant Owner Other _____

Invite to MS Teams Meeting?: Yes No

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip Code _____

Day Phone _____ email _____

Please submit the following materials to LandUseIntake@portlandoregon.gov:

- Written project description, including proposed stormwater disposal system and additional property IDs if not included above.
- List of questions to be discussed.
- Site plans drawn to a measurable scale, with scale and scale bar identified and building elevations drawn to a measurable scale (if appropriate), with scale and scale bar identified.
- If the site is in a design overlay and you're planning to meet design standards, completed scorecards are required. Scorecards are available at <https://www.portland.gov/bds/land-use-review-fees-and-types/design-standards>.

Note:

1. See the Land Use Services fee schedule for detailed fee information: www.portland.gov/bds/current-fee-schedules.
2. Public notice (email and internet posting) is provided for Pre-application conferences and Design Advice Requests.
3. Only material submitted with the original application will be addressed by City staff; we are unable to address any additional material that is submitted after the application is received.
4. For some proposals, such as those using the Community Design Standards, you will receive more detailed information if you provide full-sized plans.
5. Estimates for System Development Charges (SDCs) are not provided at Early Assistance Meetings. Refer to SDC information on the BDS website.
6. Plans examiners do not participate in Early Assistance meetings and they do not provide written comments. For life/safety and building code questions, consult with a plans examiner by scheduling a 15-minute appointment or a Life Safety Preliminary Meeting (www.portland.gov/bds/documents/life-safety-preliminary-meeting-request-packet).

Historic
Resource
Inventory
CITY OF PORTLAND, OREGON



0-010-00711

711 S.W. Alder Street

Portland, Block 213, Lots 3, 4
QUARTER SECTION MAP #: 3029.5
Downtown Community Association

OTHER NAMES: Alderway Building

ORIGINAL FUNCTION: Office, Retail

DATE BUILT: 1928

STYLE: Twentieth Century Classical

ARCHITECTURAL PLANS BY: Claussen and Claussen, Incorporated

TAX ASSESSOR'S ACCOUNT #: R-66772-2941

ZONING: C1Z

Rank III

HISTORIC DISTRICT: Glazed Terra Cotta (potential)

SPECIAL FEATURES AND MATERIALS:

Yellow smooth-faced brick with cast-stone decoration on parapet pediment, above fourth story windows, and capping brick pilasters. Sheet-metal corbelling at parapet; sheet-metal spandrels at third and fourth floors, some with swags. Cast-stone spiral columns at edges of pilasters for corner bay. Chicago windows. Wrought-iron fire escape. Basic structure may date from earlier building.

AREAS OF SIGNIFICANCE: Architecture, Performing Arts as site of Pantages Theater.

21

106

0-010-00711

BIBLIOGRAPHY:

City of Portland Buildings Bureau microform and card files.

Marlitt, Richard. Notes, 1983.

Multnomah County Tax Assessor records, microform, automated data files, and card files (Portland, 1980).

Claussen and Claussen, Inc., working drawings, City of Portland Buildings Bureau Microfiche Colleciton.

OLD ADDRESS: 343 S.W. Alder Street

Present owners, as of May 1980: United States National Bank of Oregon, Margaret Wilcox

MAILING ADDRESS: c/o Norris and Stevens, 610 S.W. Broadway, Portland 97205

No Preservation Funding

Negative: 122-1

Score - Design/Construction: 8

Score - Historical:

Score - Rarity:

Score - Environment: 8

Score - Integrity: 6

Score - Intrinsic: 8

Score - Contextual: 14

Score - Total: 42



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Dan Ryan, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portland.gov/bds

BDS – Early Assistance Summary Memo

Date: November 18, 2022

To: JON MCGREW AND JASON SMITH, HENNEBERY EDDY ARCHITECTS
921 SW WASHINGTON ST., SUITE 250
PORTLAND OR 97205

MMI ALDERWAY OWNER LLC
111 SW COLUMBIA ST STE 1380
PORTLAND, OR 97201

From: Desiree Alva, Office Support Specialist III

Case File: **EA 22-187207**
Early Assistance Application for Project Site Located at 539 SW BROADWAY, R246447

Please find attached project specific comments related to your Early Assistance application for the property identified above.

This Early Assistance Summary is neither a land use review nor a final decision regarding the proposed project. The information has not been supplemented or independently verified. Additionally, no site visit was conducted, notice was not provided to neighbors, and a full plan check of applicable development standards was not completed.

If you have questions about comments included in the attached memo(s), please contact the representative identified in the memo. Please note that these comments are based on the information submitted at the time of application. If you have questions regarding the proposal beyond those covered in this summary report, or if your proposal changes in scope or configuration and you have additional questions, an additional early assistance application and review must be requested in order to get responses.

Upcoming Legislative Changes

Following is a list of upcoming legislative Bureau of Planning and Sustainability projects that propose to amend the Zoning Code, Tree Code, and/or Zoning Maps. Your project will be reviewed under the code in effect at the time of submittal of building permit or land use review. The notes are addressing the code in effect at the time of your early assistance application, and that code may change between the time of your early assistance application and submittal of a permit or land use review. It is recommended that you review these code projects to determine impacts on your proposal.

- **E-zones Map Correction Project** is correcting the maps of conservation and protection overlay zones (e-zones) to better align with existing rivers, streams, wetlands, flood area, vegetation, steep slopes, and wildlife habitat. Minor code amendments are also proposed. Information about the project can be viewed at Ezones Map Correction Project | Portland.gov. The project will have hearings before the City Council in Spring 2022 with an expected effective date of October 1, 2022. Electric Vehicle (EV) Ready Code Project is establishing requirements for Electric Vehicle (EV) charging infrastructure requirements for new multi-dwelling and mixed use development. Information about the project can

be viewed at [Electric Vehicle \(EV\) Ready Code Project | Portland.gov](#). The project will have hearings before the Planning & Sustainability Commission in Summer 2022.

- **Floodplain Resilience Plan** is updating regulations in the Zoning Code and Title 24 related to development and vegetation removal in the floodplain and areas flooded in 1996. Information about the project can be viewed at [Floodplain Resilience Plan | Portland.gov](#). The project is expected to have hearings before the Planning & Sustainability Commission in Summer 2022.

Building Codes

Please note that the comments provided herein do not address building and mechanical code related issues per the Oregon Residential, Structural, and Mechanical Specialty Codes. These codes may have an impact on your proposed design, especially with regard to exterior openings or projections that are close to property lines not along a public right of way. For early assistance with building code related items, you may request a separate Life Safety Preliminary Meeting. Additional information is included in the request packet located online at <https://www.portlandoregon.gov/bds/article/94545>. Please be aware of which Oregon Residential, Structural and Mechanical Specialty Codes will be in effect at the time of your building permit submittal. More information about current and future code adoption can be found here: <https://www.oregon.gov/bcd/codes-stand/Pages/index.aspx>

Portland Housing Bureau Financial Incentives

The Portland Housing Bureau provides financial assistance for various development phases to both nonprofit and for-profit affordable housing developers (typically multi-dwelling rental housing). For more information, go to the following link: portland.gov/phb/inclusionary-housing.

Tree Requirements

For more information on Urban Forestry Tree Requirements please use the following link: www.portlandoregon.gov/trees/earlyassistance. These requirements refer to any early assistance meetings or land use reviews that will involve street trees, heritage trees, and trees on City-owned or City-managed sites.



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Dan Ryan, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portland.gov/bds

BDS – Early Assistance Land Use Planner Response

Date: November 8, 2022

To: JON MCGREW and JASON SMITH
HENNEBERY EDDY ARCHITECTS, INC.
921 SW WASHINGTON ST., STE 250
PORTLAND, OR 97205

From: Grace Jeffreys, City Planner
503-865-6521, Grace.Jeffreys@portlandoregon.gov

Case File: EA 22-187207

Location: 539 SW BROADWAY

Property ID: R246447, R246447

Proposal: This project will upgrade existing ground floor tenant spaces, redesigning and replacing cladding, storefront glazing, signs, and awnings including the office lobby entry and any associated sitework. Improvements will include updates to mechanical, electrical, and plumbing improvements as necessary as part of the listed architectural improvements. The project will also include a rooftop terrace of less than 750 sq ft.

Limitation

This letter serves as a summary of the information we discussed at the Early Assistance appointment on November 2, 2022, and is intended to highlight preliminary requirements and next steps. This summary is advisory and preliminary in nature, and is neither a complete land use review nor a final decision regarding the project. This summary is based on the preliminary information you provided BDS staff. I have not supplemented or independently verified this information. Additionally, no site visit was conducted, notice was not provided to neighbors, and a full plan check of applicable development standards was not completed. Any future land use review application for your proposed project must include the necessary plans, elevations, detail drawings, a narrative addressing the approval criteria, and fees.

The information provided at your appointment was based on the current Zoning Code. It is possible that the code could change before you apply, and those changes could affect your proposal. Your land use review application will be reviewed based on the Zoning Code in effect when you submit your application.

Zoning:

- **Base:** CX, Central Commercial
- **Overlay(s):** d, Design
- **Plan District:** Central City/ Downtown Subdistrict
- **Pattern Area:** Inner
- **Pedestrian District:** Central City
- **Streets:** Adjacent streets are classified as follows:
 - SW Broadway – Local Service Transit, Traffic Access, Major City Bikeway, Major City Walkway.

- SW Alder – Transit Access, Local Service Traffic, Major City Bikeway, Major City Walkway.
- **Transit:** Considered “close to transit”
- **Corridors:** Not considered Civic or Neighborhood Corridor
- **Neighborhood Plan:**
- **Historic Designation:** None

A. KEY ISSUES AND REQUIREMENTS

The following issues and requirements have been summarized for the applicant to pay special attention to as they may impact the proposed project.

1. Design Overlay Review Options

- a. **Design Standards Track.** The proposal is not eligible to use the non-discretionary design standards track based on the thresholds in Section 33.420.050.
- b. **Design Review Track.** A Type II Design Review will be required per Table 825-1 of Section 33.825.025. Additional information about Design Review can be found below in the sections below, including Design Review submittal requirements in Section D.
- c. **Neighborhood Contact Requirement (33.420.030).** For proposals in the Design Overlay Zone that will add at least 10,000 square feet of net building area to a site, the neighborhood contact steps of 33.705.020.C., Neighborhood Contact III, are required. This requirement must be completed 14 days before submitting a Design Review application (or building permit for projects utilizing the Design Standards). Additional information on the requirements of Neighborhood Contact III requirements at portland.gov/bds/neighborhood-contact. A timeline of the process is available at <https://www.portland.gov/sites/default/files/2022/Neighborhood%20Contact%203%20Timeline%202022.04.pdf>

2. Design Review and Other Land Use Review Processes

- a. **Design Review Approval Criteria.** The applicable approval criteria are the Central City Fundamental Design Guidelines and can be found at portlandoregon.gov/designguidelines. A matrix of the guidelines for your use has been attached.
- b. **Additional Land Use Reviews.** Additional land use reviews can be requested in addition to the Design Review. The development standards of the Zoning Code are expected to be met. However, if a standard cannot be met, a *Modification* or *Adjustment* review can be requested. Please note, requests for Modifications or Adjustments must mitigate **and** better meet the purpose of the standard and applicable Design Guidelines.
 - A **Modification** review may be requested for site-related standards (such as setbacks, size of loading spaces) that are not met.
 - An **Adjustment** review may be requested as part of the design review for use-related development standards (such as floor area ratios, number of loading spaces, number of parking spaces) that are not met.

All additional land use reviews should be listed on the land use application, the respective fees paid, and a response provided that addresses the additional approval criteria listed in the relevant Portland Zoning Code Chapters.

- c. **Other Approval Criteria.** May apply if Modifications (Section [33.825.040](#)) or Adjustments (Section [33.805.040](#)) to development standards are requested.
- d. **Fee(s).** Current fee(s) for land use reviews can be found at [Land Use Services Fee Schedule](#).
- e. **Design Advice Request Recommended.** Based on the issues identified by staff (see the Matrix in Section G), a Design Advice Request (DAR) is strongly recommended before the Design Commission. The items noted in Section G below would be potential topics of

discussion at the DAR meeting. Please refer to the *DAR Information Sheet* for process details and submittal requirements at portland.gov/bds/zoning-land-use/documents/design-advice-request-information-sheet.

- f. **2022 Guide to Design Review.** You are encouraged to review the Guide to the Design Review Process prepared by the Design Commission, which provides guidance and expectations of the Design Review process. This guide was adopted by the Design Commission in January 2022. The guide can be found at https://www.portland.gov/sites/default/files/2022/2022-dz-guide-to-design-review_2.pdf.
- g. **Certificate of Compliance.** Approval of a Design Review allows for the proposed work to be built. The expectation is that the building permit will reflect the project (including the details) that was approved. To ensure this, a Certificate of Compliance will be required at the time of building permit as indicated in a condition of approval. The Certificate of Compliance form can be found at portland.gov/bds/documents/certificate-compliance-design-and-historic-resource-review-approvals.

3. Design Review Issues to Address

This preliminary feedback is a response to the information in your Early Assistance submittal and based on the approval criteria of the Central City Fundamental Design Guidelines (CCFDG).

- a. **Overall - Specific issues** (please refer to the Matrix in Section G at the end of this response for further detail per each criterion).

Please note: Although a new proposal was brought to the EA meeting, the feedback in this memo was prepared in preparation for that meeting. Therefore, this memo is based on the proposal submitted with the EA application.

Staff has concerns that the proposal (submitted with the EA application) did not yet demonstrate that it met the approval criteria, including that it promotes a vibrant streetscape, respects the integrity of the existing building and provides coherency in this important, central downtown location:

- Moves which would not meet the approval criteria:
 - Narrowing and loss of glazed bays,
 - Removal of entrances,
 - Removal/ replacement of brick columns which align and express structure of building above,
 - Misalignment of new piers from upper structural bays,
 - Random joint patterns and large panel sizes of new solid cladding,
 - Removal of (possibly original) main building entrance surround on Alder,
 - Removal of awning coverage,
 - Creation of a less active and less coherent backdrop to landmark clock on SW Broadway.
- Moves which may meet approval criteria:
 - Increasing vertical glazing and the addition of transoms may be in keeping with the building character/ era of construction. However, while it may be supportable to add vertical glazing and new transoms, it does not necessarily enhance views or contribute to a vibrant streetscape.
 - If it can be shown to be compatible with the building and its history, changing the cladding material of the piers at the base may be supportable. However, the pier design (size, location and alignment with building above), scale of material (brick/ panel size) and detailing must maintain the building's integrity.
- More information will be needed about the existing piers, storefronts, and the main entry surround, and when, how and why they have changed over the history of the building.

- b. **Context – general notes**

c. Public Realm – general notes

- Ground Floor Activation - Maximize the ground floor glazing and active uses behind it, especially on corners (CCFDG A8).
- Ground level weather protection - Pedestrian weather protection should be provided. This can be achieved with generous canopies that project out over the sidewalk or ground level setbacks for at least a majority of all street frontages (CCFDG B6).
- Gas & Electric Meters - Locate gas and electric meters inside the building to minimize their impact. Gas regulators may be placed on the building's exterior and should be well integrated and, ideally, screened within the façade (CCFDG B2, C5).
- Signs - Signs should be sized appropriately for the building, the district and the pedestrian realm and should incorporate district-appropriate materials. Note that this site is located in the BROADWAY UNIQUE SIGN DISTRICT (CCFDG D.3) which encourages the development of large, vertically-oriented, bright, and flamboyant signs that add to the unique character of this Broadway environment. (CCFDG A8, C4, C5, C8, C13).

d. Quality & Permanence – general notes

- Ground level materials - Materials at the ground floor should be durable enough for use adjacent to public sidewalks, such as brick and masonry (CCFDG C2).
- Building materials - High quality, durable building materials (building skin, storefronts, windows, doors, canopies, signs, etc.), that respond to the context of the surrounding area or district, are expected. At ground level facades facing pedestrian areas, provide robust materials that ensure longevity (CCFDG C2, C4).
- Vents/Louvers & Mechanical - Vents through the roof are preferable. If wall-mounted on the facade, vents/louvers should be integrated into the window openings. The Code Guide specific to the screening of dryer vents can be found at portlandoregon.gov/bds/article/726141. Associated rooftop mechanical units should be organized and screened (CCFDG B2, C5, C11).
- Exterior Lighting - Exterior lighting should be integrated into the building's overall concept and ensure a safe pedestrian condition along the adjacent sidewalk and within open spaces on the site. Exterior lighting can be used to highlight the building's architecture, however, should not impact the skyline at night (CCFDG B2, C4, C5, C8, C11).

4. Applicable Development Standards

Please note, meeting the minimum Title 33 standards does **not** ensure that a project will meet the Design Review approval criteria and receive approval. It is recommended you design to meet/exceed the approval criteria, and not begin with just meeting the minimum Title 33 standards.

a. Development standards that will apply to the project. These include, but are not necessarily limited to, those from the following chapters in the Zoning Code (Title 33) and other City codes available online at portland.gov/code/33.

- [33.825 Design Review](#)
- [33.510 Central City Plan District, Downtown Sub District](#) - development standards in the plan district may supersede those in the base zone and chapters below.
- [33.425 Design Overlay Zone](#)
- [33.266 Parking and Loading](#)
- [33.258 Nonconforming Upgrades](#) - interior or exterior improvements to a site totaling more than \$330,800 requires up to 10% of the project cost must be spent toward bringing the site into conformance with identified zoning code standards. The Relief and Recovery ordinance adopted by Council in July 2021 waives this requirement for the following projects until March 23, 2023:
 - Daycare uses

- Affordable housing projects when 50% of dwelling units are under 60% median family income or as defined by Title 30
- Community Service uses
- Retail Sales and Services uses with a valuation of under \$1,000,000
- 33.248 Landscaping and Screening
- 33.245 Inclusionary Housing - applies to new development with 20 or more dwelling units.
- 33.130 Commercial Mixed-Use Zones (Central Commercial base zone)
- Title 32 Sign Code – signs over 32 SF in size in the Design Overlay zone require Design Review.
- Title 11 Tree Code – Exemptions for tree density and preservation of this Title only apply to private trees on properties zoned IH, on sites with more than 85% building coverage, and sites less than 5,000 SF in area.

b. Specific Development Standards to note for this project. This list is not intended to be comprehensive. Always reference Title 33 for all applicable development standards and the exact language of each standard.

- 33.130.230.B Ground Floor Windows. When the lot has more than one street frontage, the ground floor window standard of at least 40 percent applies to the facade that faces the highest transit street classification (SW Alder). All other ground level street-facing facades (SW Broadway) must have windows that cover 25 percent of the ground level wall area.
- 33.510.220 Ground Floor Windows. Applies to “new development” and “major remodels”.
- 33.510.225 Ground Floor Active Uses. Applies to “new development” and “major remodels”.

5. Coordination with Other Agencies

Refer to individual responses from all participating bureaus, review groups and agencies for more detailed information.

B. QUESTIONS RAISED AT THE MEETING

1. *How will the Design Review process align with outside reviews such as SHPO?*

Staff Response: You are encouraged to proceed with the SHPO process prior to submitting a DAR. While a final approval from SHPO is not necessary before a DAR, it will be important for you to understand their requirements first so these can be incorporated into your DAR submittal.

C. PREVIOUS LAND USE REVIEWS

As part of your application, address relevant conditions of approval from previous land use reviews on the site and discuss the current status of compliance. Below are the relevant land use case reviews that the City of Portland has on record for the subject site:

- LU 83-005110 (DZ 8-83), approved storefront remodel at 529 SW Broadway.
- LU 84-004237 DZ (DZ 115-84), approval for a boiler at 711 SW Alder.
- LU 84-004681 DZ (DZ 35-84), approval for new illuminated awnings at 717 SW Alder.
- LU 85-004124 DZ (DZ 10-85), approved storefront remodeling program for the Alderway Building at 525 SW Broadway. From the DEC, conditions included: “1. *Openings shall be framed with brick wherever possible, to express existing columns.* 2. *Colors and signage shall be consistent with the overall renovation program referred to in the March 18, 1985 staff report.*”
- LU 88-004973 DZ (DZ 64-88), approved storefront remodel at 711 SW Alder.
- LU 89-004352 DZ (DZ 134-89), approval for new awnings at 521 SW Broadway.
- LU 91-008961 DZ (LUR 91-00706), approval for a storefront remodel of new double glass doors and new awning
- LU 94-011731 DZ (LUR 94-00829), approval for new awnings at 529 SW Broadway.
- LU 95-011918 DZ (LUR 95-00025), approval to install a new rooftop exhaust vent at 705 SW Alder.
- LU 96-132265 DZ (LUR 96-00378), approval for new awnings at 539 SW Broadway.
- LU 97-014544 DZ (LUR 97-00498), approval for one new awning at 539 SW Broadway.
- LU 98-015526 DZ (LUR 98-002220 DZ), approved awnings at 529 SW Broadway.

- LU 00-007175 DZ (LUR 00-00620 DZ), approved storefront remodel, cast stone, glazing, awnings, and signage for corner tenant at 539 SW Broadway.
- LU 02-138941 DZ, approved awning at 539 SW Broadway.
- LU 08-148217 DZ, approved storefront remodel, awnings, and signage at 529 SW Broadway.
- LU 11-185528 DZ, approved storefront remodel combine corner units, with awnings, and signage at 539 SW Broadway.
- LU 12-189752 DZM, projecting corner blade sign (withdrawn)
- LU 14-242953 DZ, storefront remodel to combine units with two midblock bays at 521-539 SW Broadway.
- LU 15-198380 DZ, 3 mechanical units towards back of lower roof at 539 SW Broadway.
- LU 21-063924 DZ, Painted sign (withdrawn)
- LU 21-073356 DZ, Painted sign (withdrawn)

D. SUBMITTAL REQUIREMENTS FOR LAND USE REVIEWS

This list identifies the materials you must submit for your Land Use application to be considered complete. For additional details, see Zoning Code Section [33.730.060](#).

GENERAL

- Digital submittal required.
- For final drawings (C Exhibits) and Appendix set (APP Exhibits):
 - Use 11"x17" format
 - Leave a 1.5"x5" blank space at the bottom right corner for Staff to add the case number, exhibit number and stamp.
- Conduct a thorough review before submitting your drawing packet.
- Review all color quality in submittal to ensure it accurately represent the colors intended.
- When returning for a 2nd hearing, revisions to the prior submittals should be illustrated and clearly marked in a side-by-side comparison.

PROJECT INFORMATION & NARRATIVE

- Land Use Review application form
- Project team and project cost
- Project description
- Zoning summary
- Response to guidelines/approval criteria (Word doc.)
- Modifications and Adjustments requests & approval criteria responses (Word doc.)
- Response to DAR (narrative)
- Technical Reports - Stormwater Loading Analysis, Queuing Study, etc.

DRAWINGS

"C" Exhibits should represent proposed development/alterations, be at an architectural or engineering scale and use 11"x17" format:

- Title Page
- Table of Contents
- Site Plan
- Floor and Roof Plans - roof plan should show all rooftop elements, including mechanical
- Elevations - B/W and color, and without shade or shadows, include material key, street-facing elevations in their immediate context, including adjacent buildings
- Building Sections - Include some depicting relationships to adjacent buildings
- Enlarged Details - windows/doors, storefronts, canopies, balconies, signage, and their attachments, etc., control joints, seismic joints, and other visible construction details
- Materials / Colors - clearly identify each building material by name
- Landscape Plans
- Lighting Plans
- Civil Plans
- Cut Sheets - only pertinent product info like type, finish, color, dimensions

SUPPORTING INFORMATION

Appendix (“APP” Exhibits) should include information that supports the drawings and use 11”x17” format:

- Renderings - day and night in context, must be simple and not enhanced marketing-type images, avoid dramatic lighting effects
- Context - plan area, urban (3-block radius), site
- Sightlines - sightline drawings from relevant vantage points
- Material Photos & Examples
- Massing & Design Concept
- Miscellaneous Diagrams - FAR, ground floor windows, clear vs. spandrel panels, height, Modifications, Adjustments, etc.
- Responses to DAR (diagram)

E. NEIGHBORHOOD NOTIFICATION

When you apply for a Type II Land Use Review, all property owners within 150 feet, and all neighborhood associations and recognized organizations within 400 feet of your site will receive notification of your proposal.

- Contact information for neighborhood associations, neighborhood district coalitions, and business associations is available at portlandoregon.gov/civic/search.
- A Summary of the Land Use Review Procedure Types and what Public Notice requirements exist can be found here portland.gov/bds/zoning-land-use/land-use-review-fees-and-types.

F. SUBMITTAL – LAND USE REVIEWS & PERMITS

PLEASE BE ADVISED - If a Land Use Review is required, permits for the work subject to the Land Use Review cannot be accepted until the Land Use Review approval is issued and recorded.

Land Use Reviews and other LUS application submittals:

When you are ready to submit a land use review application, please see the BDS Website at portland.gov/bds/land-use-review-fees-and-types/land-use-reviews-and-final-plat-applications for current submittal requirements. Currently, we are accepting electronic land use applications via email at LandUseIntake@portlandoregon.gov. A Land Use Services technician will contact you with instructions for providing payment for emailed applications.

Permit submittals:

When you are ready to submit a permit, please see our website for updated information on how to apply for permits at portland.gov/bds/permit-review-process/apply-or-pay-permits.

G. APPROVAL MATRIX - CCFDG

CENTRAL CITY FDG (2003)	PROJECT NAME:	CASE NUMBER
CONTEXT		
A1: Integrate the River	N/A	
A2: Emphasize Portland Themes	More info is needed. Does not yet appear to promote a vibrant streetscape, respect the integrity of the building or promote coherency in this important, central downtown location.	
A3: Respect the Portland Block Structures	N/A	

<p>A5: Enhance, Embellish & Identify Areas</p>	<p>Moves which may reduce enhancement of the area, especially on Broadway:</p> <ul style="list-style-type: none"> • Narrowing and loss of glazed bays, • Removal of entrances, • Removal/ replacement of brick columns which align and express structure of building above, • Misalignment of new piers from upper structural bays, • Random joint patterns and large panels size of new cladding, • Removal of (possibly original) main building entrance surround on Alder, • Removal of awnings, • Creation of a less active and coherent backdrop to landmark clock on SW Broadway. <p>Moves which may help enhancement of area:</p> <ul style="list-style-type: none"> • Addition of vertical glazing and new transoms may be in keeping with the building character/ era of construction.
<p>A6: Re-use, Rehabilitate, Restore Buildings</p>	<p>See A5</p>
<p>A9: Strengthen Gateways</p>	<p>N/A</p>
<p>C1: Enhance View Opportunities</p>	<p>Moves which may reduce view opportunities, especially on Broadway:</p> <ul style="list-style-type: none"> • Narrowing and loss of glazed bays. <p>While it may be supportable to add vertical glazing and new transoms, glazing higher up does not necessarily enhance view opportunities.</p>
<p>C4: Complement the Context of Existing Buildings</p>	<p>Proposal creates a less active and coherent backdrop to landmark clock on SW Broadway. See A5</p>
<p>D1: Park Blocks</p>	<p>N/A</p>
<p>D2: South Waterfront Area</p>	<p>N/A</p>
<p>D3. Broadway Unique Sign District</p>	<p>More info needed about signage.</p>
<p>D4. New China/Japantown Unique Sign District</p>	<p>N/A</p>
<p>PUBLIC REALM</p>	
<p>A4: Use Unifying Elements</p>	<p>See A5</p>
<p>A7: Establish and Maintain a Sense of Urban Enclosure</p>	<p>N/A</p>
<p>A8: Contribute to a Vibrant Streetscape</p>	<p>Moves which may reduce the vibrancy of the streetscape, especially on Broadway:</p> <ul style="list-style-type: none"> • Narrowing and loss of glazed bays, • Removal of entrances,

	<ul style="list-style-type: none"> • Removal of awnings. <p>While it may be supportable to add vertical glazing and new transoms, glazing higher up does not necessarily contribute to a vibrant streetscape.</p>
B1: Reinforce and Enhance the Pedestrian System	Removal of amount of horizontal glazing, entrances and awnings greatly reduces pedestrian comfort and safety. See A8
B2: Protect the Pedestrian	Removal of horizontal glazing, entrances and awnings greatly reduces pedestrian comfort and safety. See A8
B3: Bridge Pedestrian Obstacles	N/A
B4: Provide Stopping and Viewing Places	Removal of horizontal glazing, entrances and awnings greatly reduces protected stopping and viewing opportunities. See A8
B5: Make Plazas, Parks & Open Space Successful	N/A
B6: Develop Weather Protection	Removal of awnings greatly reduces weather protection. See A8
B7: Integrate Barrier-Free Design	More info needed about barrier free design
C6: Develop Transitions Between Buildings & Public Spaces	Removal of horizontal glazing, entrances and awnings greatly reduces transitions. See A8
C7: Design Corners that Build Active Intersections	Removal of horizontal glazing, entrances and awnings greatly reduces activation of corner. See A8
C8: Differentiate the Sidewalk Level of Buildings	<p>Moves which may reduce differentiation of the sidewalk level:</p> <ul style="list-style-type: none"> • Narrowing and loss of glazed bays, • Removal of entrances, • Removal of (possibly original) main building entrance surround on Alder, • Removal of awnings. <p>Moves which may help differentiation of the sidewalk level:</p> <ul style="list-style-type: none"> • Addition of vertical glazing and new transoms may be in keeping with the building character/ era of construction <p>While it may be supportable to change the cladding material of the piers at the base, the width, scale, design, detailing and material must be coherent with the existing building. See C3.</p>
C9: Develop Flexible Sidewalk Level Spaces	More info needed about ground level uses.
C10: Integrate Encroachments	N/A

C11: Integrate Roofs and Use Rooftops	More info needed about rooftop proposal.
C12: Integrate Exterior Lighting	More info needed about lighting.
C13: Integrate Signs	More info needed about signage.
QUALITY & PERMANENCE	
C2: Promote Permanence & Quality in Design	More info needed about all proposed materials and details.
C3: Respect Architectural Integrity	<p>Moves which do not respect the integrity:</p> <ul style="list-style-type: none"> • Narrowing and loss of glazed bays, • Removal of entrances, • Removal/ replacement of brick columns which align and express structure of building above, • Misalignment of new piers from upper structural bays, • Random joint patterns and large panels size of new cladding, • Removal of (possibly original) main building entrance surround on Alder, • Removal of awnings <p>Moves which may respect integrity:</p> <ul style="list-style-type: none"> • Addition of vertical glazing and new transoms may be in keeping with the building character/ era of construction
C5: Design for Coherency	See C3.



1900 SW Fourth Ave., Suite 5000 Portland, OR 97201 503-823-5185
Fax 503-823-7576 TTY 503-823-6868 www.portlandoregon.gov/transportation

Jo Ann Hardesty Commissioner Chris Warner Director

PBOT – Development Review Early Assistance Conference Response

Date: October 26, 2022

To: Jon McGrew, HENNEBERY EDDY ARCHITECTS
971-363-2826, jmcgrew@henneberyeddy.com

From: Michael Pina, PBOT Development Review
503-823-4249, Michael.Pina@portlandoregon.gov

Case File: EA 22-187207

Location: 711 SW Alder

R#: R246447, R246447

Proposal: This project will upgrade existing ground floor tenant spaces, redesigning and replacing cladding, storefront glazing, signs, and awnings including the office lobby entry and any associated sitework. Improvements will include updates to mechanical, electrical, and plumbing improvements as necessary as part of the listed architectural improvements. The project will also include a rooftop terrace of less than 750 sq ft.

Portland Transportation/Development Review staff has reviewed the Early Assistance conference materials to identify potential issues and requirements.

A. KEY ISSUES AND REQUIREMENTS

- One trigger for which PBOT can require frontage improvements is if the scope of the project reaches the Significant Alteration threshold (17.88.020.A), which for the site is calculated as \$2,113,097. Application materials indicate proposed improvements will be \$1.5 million. If project valuation exceeds the above amount, the corner and both abutting frontages will be required to be upgraded to the greatest extent feasible, to be determined through the Public Works permit process.
- The applicant is advised to refer to PBOT’s Encroachment policy (TRN 8.08) in relation to proposed projections into the public Right-of-Way. See more information below.

B. GENERAL COMMENTS

TSP Classifications: At this location, the City’s Transportation System Plan (TSP) classifies the abutting street(s) as follows:

Street Name	Traffic	Transit	Bicycle	Pedestrian	Freight	Emergency Response	Street Design
SW Alder St	Local Service	Transit Access Street	Major City Bikeway	Major City Walkway in a Ped. Dist.	Local Service	Minor Response	N’hood Main Street
SW Broadway St	Traffic Access Street	Local Service	Major City Bikeway	Major City Walkway in a Ped. Dist.	Local Service	Major Response	Civic Main Street

Existing Improvements: At this location, according to the City’s GIS data, the site’s abutting rights-of-way are improved as follows:

Street Name	ROW Width*	Roadway Width*/Condition	Pedestrian Corridor Width*/Configuration			
			Curb	Furnishing	Sidewalk	Frontage
SW Alder St	60-ft	36-ft, paved	0.5-ft	N/A	11.5-ft	N/A
SW Broadway St	80-ft	50-ft, paved	0.5-ft	N/A	14.5-ft	N/A

NOTE: The applicant is advised the information contained herein is derived from City GIS and other databases typically used by city staff, as well as information from the applicant. It has not been confirmed via a survey. This evaluation is not implied to be more accurate than the sources that the information was obtained from. It is the applicant’s responsibility to provide a current survey to document the location of the abutting rights-of-way to challenge any anticipated dedication amount that is being required.

- 1. ROW Improvement Requirements:** As noted above, Title 17.88.020.A outlines two thresholds in which frontage improvements are necessary to accommodate the City’s pedestrian corridor standards; one of which is a “Significant Alteration”, defined as “changes to a property that are 35 percent or greater than the assessed value of all improvements on the site. Mandatory improvements for fire, life safety and accessibility do not count towards the threshold” (17.88.010). According to PortlandMaps, the most recent assessed improvement value for the property is \$6,037,420. Therefore, the Significant Alteration threshold is \$2,113,097. If project valuation exceeds the above amount, the corner and both abutting frontages will be required to be upgraded to the greatest extent feasible, to be determined through the Public Works permit process.
- 2. Architectural Features Projection:** Section D, *Encroachments and Building Projections as per Building Code* states, “Columns or pilasters, including bases and moldings shall not project more than 12 inches (305 mm). Belt courses, lintels, sills, architraves, pediments and similar architectural features shall not project more than 4 inches (102 mm)” The full Encroachment policy can be found here: <https://www.portland.gov/sites/default/files/2020-03/409066.pdf>. You may also want to contact our Encroachment division at encrochmetns@portlandoregon.gov.
- 3. Awning / Canopies:** The applicant at the meeting noted that canopies may be proposed with the remodel. Formal application materials will need to demonstrate portions which project into the public Right-of-Way (ROW) complies with PBOT’s Encroachment Policy section D.3. For more information see section 1.3 (page 44) of PBOT’s Encroachment Policy, found here: <https://www.portlandoregon.gov/transportation/article/409066>.

C. BUILDING PERMIT INFORMATION

At the time of permit review (following the land use review) you should be aware of the following:

1. System Development Charges (SDCs) may be assessed for this development. To receive an estimate of the SDC amount, the applicant is advised to leave a voicemail message to include the case file number, at (503) 823-7002, Option 2. Additional information about PBOT SDCs can be found at: <https://www.portlandoregon.gov/transportation/46210>.
2. For right-of-way improvements less than 100 liner feet, a Minor Improvement Permit (MIP) will be required for reconstruction of the sidewalk. For projects 100 liner feet and greater and or include a corner or BES stormwater element, a Public Works permit would be required, in which must be designed by an Oregon licensed civil engineer. For more information on the Public Works process, call (503) 823-1987 or email pwp@portlandoregon.gov.

3. The applicant is advised that the City cannot guarantee the accuracy of location of utilities in the street, and that the information used by the City and furnished to the applicant or their representatives may be incorrect. Verification of private and public utility locations, as well as the responsibility for any and all damage caused by work in the right-of-way, will be the responsibility of the permittee at the time of performing work and right-of-way improvements associated with their project.

4. When proposed development will prohibit use of an area of within the public right-of-way, a separate street temporary closure permit will be required. Additionally, closures that do not allow safe passage and unobstructed flow of normal public use in a partially open area or lane, will also require a City approved Traffic Control Plan. For information on obtaining a separate temporary street closure permit, please contact:
<http://www.portlandoregon.gov/transportation/permitting> (503-823-7611), for an application, general information, cost and submittal information Jesse Long (503-823-7611)
Jesse.Long@portlandoregon.gov.



Early Assistance Comments

Date: November 15, 2022

To: HENNEBERY EDDY ARCHITECTS *JON MCGREW* & HENNEBERY EDDY ARCHITECTS, INC. *JASON SMITH*, Applicant

From: Ella Indarta, BES Systems Development
503-823-8068, Ella.Indarta@portlandoregon.gov

Case File: EA 22-187207

Location: 539 SW BROADWAY

The Bureau of Environmental Services (BES) has reviewed the submitted materials to identify potential issues and requirements and provide the following comments. Some references to Portland City Code (PCC) are included below; the applicant may refer to the Auditor's Office [Online Charter and Code](#).

A. KEY ISSUES AND REQUIREMENTS

Following is a brief summary of issues and requirements that may impact your proposed project or are submittal requirements that will require time to prepare prior to submittal of the application.

1. The applicant must submit a site plan showing the existing sanitary sewer connection location(s) and stormwater disposal system(s) for the structures to remain on this site as well as all proposed sanitary connections and stormwater systems.
2. If requirements of the Stormwater Management Manual are triggered The applicant must submit a stormwater report with the land use application.

B. SANITARY SERVICE

1. *Sanitary Infrastructure:* According to available GIS data, the following sewer infrastructure is located in the vicinity of the project site:
 - a. Public 18-inch CSP combined sewer in SW Alder St (BES as-built # 0721). BES models predict that this sewer may surcharge during the 2-year storm event.
 - b. Public 12-inch CSP combined sewer in SW Alder St (BES as-built # 0048). BES models predict that this sewer may surcharge during the 2-year storm event.
2. *Water Main and Sewer Main Locations:* According to available GIS data, a water main is located between the proposed development site and the combined mains in SW Alder. Any new connection(s) to the sewer main will cross the water main and will require a [Water Utility Protection Plan](#). Sanitary laterals must meet required separation distances according to the Water Bureau; the applicant should contact the assigned Water Bureau reviewer or the Water Bureau general email (devrev@portlandoregon.gov) with questions related to required separation distances.
3. *Connection Requirements:* Connections to the City sewer system must meet the standards of the City of Portland's [Sewer and Drainage Facilities Design Manual](#), [PCC 17.32.090](#), administrative rules [ENB-4.07](#) and [ENB-4.17](#), and all other relevant City codes and rules. Sanitary sewage from private property must be separately conveyed to the property line and connected through individual laterals for discharge to the City separate sanitary or combined sewer. Per [ENB-4.07](#), sewer connection permits are required to make new connections to City mains and laterals, relocate or upsize existing laterals, and repair sewers in City right-of-

way. The permittee is responsible for verifying the location, depth and size of an existing sewer lateral and for ensuring the lateral is clear of obstructions prior to connection.

C. STORMWATER MANAGEMENT

1. *Stormwater Infrastructure:* According to available GIS data, the following stormwater infrastructure is located in the vicinity of the project site:
 - a. There are no public storm-only sewers available to this property. The combined sewer described above may provide the only offsite discharge location for stormwater from the development.
 - b. Currently, stormwater from the public right-of-way discharges to existing combined sewer infrastructure.
2. *General Stormwater Management Requirements:* Development and redevelopment sites that include any of the triggers listed in PCC 17.38.040 are subject to the policies and standards of PCC 17.38.035, Portland's [Stormwater Management Manual](#) (SWMM) and [Source Control Manual](#) (SCM). Projects must comply with the current adopted version of the SWMM as of the permit application date. A fundamental evaluation factor in the SWMM is the Stormwater Infiltration and Discharge Hierarchy (Section 1.3.3), which sets the framework that will be used to determine when a project's stormwater runoff must be infiltrated onsite and when offsite discharge will be permitted, and the parameters that must be met for either scenario. If tested infiltration rates on a property are greater than or equal to 2 inches per hour, onsite infiltration will be required unless the site qualifies for the ecoroof exception per Section 3.2.1 or infiltration is determined infeasible based on site conditions described in Chapter 2 of the SWMM. Note that maximum building coverage allowed by the zoning code, including below grade development, does not exempt the applicant from stormwater requirements. Pollution reduction and flow control requirements must be met using vegetated facilities to the maximum extent feasible, though roof runoff and some paved impervious surfaces are exempt when discharging directly to a UIC (refer to Sections 1.3.2, 1.3.4, 3.2.4 and 4.2.2 of the SWMM).
3. *Public Right-of-Way Stormwater Management:* Stormwater runoff from the public right-of-way must comply with all applicable standards of the SWMM and Sewer and Drainage Facilities Design Manual and be conveyed to a discharge point along a route of service approved by the BES Director or the Director's designee. Additional guidance on meeting the 2020 SWMM for projects in the public right-of-way is available at <https://www.portland.gov/bes/stormwater/swmm-and-right-way-projects>.
 - a. Under the 2020 SWMM, sidewalk improvements behind an existing curb that create or replace 500 SF or more of impervious area are no longer exempt from stormwater management requirements unless they fall under a specific exemption described in Section 1.2.1.2 of the SWMM. Based on the scope of PBOT requirements, the length of project frontage and existing conditions, BES does not expect that the required sidewalk improvements will exceed 500 SF of triggered impervious area. However, if the scope of work changes or future analysis shows that the triggered area will exceed 500 SF, then the applicant should note that this area is eligible to pay an Offsite Stormwater Management Fee in lieu of building a stormwater facility through the Staff Review Special Circumstances (SRSC) process. Refer to Section 1.8.1 of the SWMM and contact BES Development Engineering staff to confirm SWMM requirements.
4. *Private Property Stormwater Management:* Stormwater runoff from this project must comply with all applicable standards of the SWMM and SCM and be conveyed to a discharge point along a route of service approved by the BES Director or the Director's designee.
 - a. *SWMM Triggers:* Stormwater management requirements described in the SWMM are triggered for projects that develop or redevelop greater than 500 SF of impervious area. Pavement removal and replacement within an existing paved area will trigger

stormwater management requirements only if soil (subgrade) is exposed or the pavement is replaced with a different material. Vertical additions to a structure within the existing building footprint will trigger the SWMM if the addition exceeds 10,000 SF. Stormwater management requirements are not triggered for re-roofing or repairs of an existing roof. Adding or modifying decking or paving material over an existing impervious surface does not trigger SWMM requirements. The applicant may refer to Section 1.2.1 of the SWMM and coordinate with BES staff for information on what qualifies as development and redevelopment for this project. If stormwater management requirements of the SWMM are triggered, a stormwater report will be required.

- b. If stormwater management requirements of the SWMM are triggered, the applicant must submit a stormwater report and preliminary utility plan showing stormwater management facilities sized according to SWMM standards. The applicant should refer to Section 2.1.2 of the SWMM and/or coordinate with BES staff to determine the appropriate design approach for this project.

D. GENERAL PUBLIC WORKS PERMIT INFORMATION

For questions related to the public improvements described throughout these notes, please contact Andre Duval at (503) 823-7214 or andre.duval@portlandoregon.gov or the BES Development Engineering hotline at (503) 823-7761, option 3.

1. *General Public Works Permit Information:* Information on the City's public works permit (PWP) process, including submittal requirements and review timelines, is available at www.portlandoregon.gov/publicworks. All submitted public works plans must meet the City's Sewer and Drainage Facilities Design Manual (SDFDM), SWMM, and public works permitting plan submittal requirements and drafting standards. Contact Public Works Permitting at (503) 823-1987 or pwp@portlandoregon.gov with questions related to the general public works permit process.
2. *Hazardous Substances Code:* The City's Hazardous Substances Code (PCC 17.24.067) requires the excavation and removal of disturbed contaminated soils from right-of-way access areas and utility corridors. The soils must be replaced with clean fill at a minimum depth of 5 feet. A demarcation/contaminant barrier is also required when it has been determined the soils are contaminated at depth. Erosion control measures for contaminated soils (Section 8.2.1 of the SCM) must be met. Soil stockpiles must be covered and contained with a barrier on all four sides, with an impervious layer underneath the stockpile to inhibit contaminants from leaching back into the soil.

E. SUBMITTAL REQUIREMENTS FOR LAND USE

1. Full land use plan set, including preliminary utility plan showing all existing and proposed sanitary and storm facilities and connections.
2. A stormwater report, if required, as described in this memo.

F. PERMIT INFORMATION

At the time of permit review the applicant should be aware of the following:

1. *Connection Fees:* Sewage system connection fees and system development charges are assessed at the time of building plan review and change every fiscal year on July 1st. For additional information on these fees, navigate [here](#) or call the BES Development Review Team at 503-823-7761.
2. *Connection Requirements:* Connection to public sewers must meet the standards of the City of Portland's [Sewer and Drainage Facilities Design Manual](#).
3. *Source Control Requirements:* Source control requirements from the [Source Control Manual](#) (SCM), [Portland City Code \(PCC\) Title 17](#), and [BES Administrative Rules](#) that may be

applicable to this project are listed below with the corresponding chapter, section, code, or rule. For specific questions on the following, please contact BES Source Control at 503-823-7122.

- a. *Site Use and Activity-Based Source Control Requirements (SCM Chapter 6)*: BES recommends the applicant review the following SCM sections to understand the structural, treatment, and operational BMP requirements that may impact the project design.
 - 1) *Waste and Recycling Storage (SCM Section 6.1)*
- b. *Grease Management Program (PCC 17.34, ENB 4.26)*: The City requires grease management (GM) devices in all food service establishments and for any business/industry that may introduce fats, oils, or grease (FOG) into the public sewer. A monitoring access structure (MAS) may also be required. Please refer to the MAS discussion below regarding MAS requirements. For additional information, go to the [Cut Through the FOG](#) webpage.
- c. *Extra Strength Sewer Charge Program (PCC 17.34, PCC 17.36, ENB 4.25)*: Food service establishments and some other industries incur a surcharge on their sewer bills. A monitoring access structure (MAS) may also be required. Please refer to the MAS discussion below regarding MAS requirements. Establishments that employ best management practices can apply for a rate reduction. Call 503-823-7093 for more information.

Water Bureau

Early Assistance Appointment Response

Date: November 2, 2022
From: Benjamin Kersens, 503-865-6370, Ben.Kersens@portlandoregon.gov
Case File: EA 22-187207
Location: 539 SW BROADWAY
Property ID: R246447
Proposal: This project will upgrade existing ground floor tenant spaces, redesigning and replacing cladding, storefront glazing, signs, and awnings including the office lobby entry and any associated sitework. Improvements will include updates to mechanical, electrical, and plumbing improvements as necessary as part of the listed architectural improvements. The project will also include a rooftop terrace of less than 750 sq ft.

The Portland Water Bureau (PWB) has reviewed the early assistance materials to identify potential issues and requirements.

A. KEY ISSUES

1. City GIS indicates that a county document was recorded (2007-010199) in reference to a water meter in the basement. The document has not been reviewed under this submittal/application. A 2019 building permit review by Water Available indicated that the domestic meter issue has been resolved. The applicant should verify and document that Title [21.12.260](#) continues to be met with submittal of the commercial building permit.

B. WATER AVAILABILITY

1. Water is available to this site from the 10" CI water main in SW Broadway and a 4" CI main in SW Alder Street. The static water pressure is estimated as 62 - 77 psi at 51 feet in elevation.
2. The site is currently served through a 3" domestic meter and service and 4" fireline in SW Broadway. Service line and meter sizes are determined by the total fixture units being served by that line and meter.

If the services are found to be inadequate, they will be resized at the expense of the applicant. If an existing service is not used for the new development, it must be removed. All fees to remove services are the responsibility of the applicant.

Submission of the fixture count is required at permit application. Please refer to the [W3](#) and [W4](#) forms on our website for more information.

C. OTHER CATEGORY

1. Backflow prevention assemblies are required for all dedicated irrigation services, dedicated fire lines, mixed-use/multi-tenant developments, certain occupancies, and meters larger than 1.5". A backflow assembly may be required on smaller services based on the use of the property. Dedicated fire sprinkler water services are to be equipped with a state-approved detector style backflow prevention assembly.

Backflow prevention assemblies can significantly impact property frontage development. Water Bureau required backflow assembly installations are required on private property, at the public right of way line, centered on the city's water service. Some installations are required to be installed above finished grade in an approved insulated outdoor enclosure. Assemblies installed inside of buildings must be approved prior to installation. Water services to high rise buildings (measured 75-feet from lowest finished floor to top of structure) are required to be equipped with Reduced Pressure type backflow assemblies.

Premises-Isolation backflow prevention appears to meet current requirements based on a check from the Water Quality review group.

Please reference possible backflow assembly requirements for your project at <https://www.portland.gov/water/backflow-prevention/backflow-assembly-installation-requirements> or contact Water Quality Inspection at 503-823-7479 for more information.

2. To obtain fire flow information fill out a "Fire Flow Request Form" found at our website, <https://www.portland.gov/water/water-development-services/request-fire-flow-information> or by calling 503-823-1408.
3. If there is contamination in or near the ROW at the location of proposed water mains or services, PWB requires:
 - a. Verification of clean soils at the location of the installations; or
 - b. Identification of the extent and degree of contamination such that appropriate remediation plans can be generated prior to any PWB construction. The remediation, disposal fees, and charges are the responsibility of the applicant.
4. The developer will be required to confirm through permit review that the existing and proposed PWB infrastructure will meet City standards relative to the proposed improvements. Water Bureau infrastructure may need to be adjusted or fully reconstructed at the expense of the developer if standards cannot be met. Please review the Portland Water Bureau Engineering and Technical Standards Administrative Rule that was instituted June 2022 at <https://www.portland.gov/water/water-development-services/engineering-admin-rule>

D. WATER CODE REQUIREMENTS

Separate Water Service Requirements for Commercial Development

The Portland Water Bureau's guiding code, [Title 21](#) was updated in January 2021.

- **New mixed-use structures** are required to have separate meters for the commercial and residential portions of the development.
 - **Existing mixed-use structures, and those converted to mixed-use**, are not affected.

Topic	Code and Comments	Code Citation & Link
Title 21	City Water Code	Title 21 Water
Engineering and Technical Standards	Administrative Rule	Administrative Rule

E. PERMIT INFORMATION

At the time of permit review (following the land use review) you should be aware of the following:

1. Meters will be sized during the building permit process. Sizing is based on total count of all fixtures supplied by the identified service. Applicant will provide an SDC Form, W-3, or W-4 for each meter as part of the building permit submittal. There will be no reduction in meter size based on grey water usage or the installation of low-flow fixtures.
2. All new domestic service taps and upsized meters will be assessed a [System Development Charge](#) (SDC). Fee is based on meter size except when a header service is installed, in which case the fee is based on the shared meter equivalent. See PWB Code Guide for more information: <https://www.portland.gov/water/water-development-services/separate-meter/>.
3. SDC credit will be given for meters that are permanently removed. SDC credit is applied towards services within the same lot and is not transferrable.
4. Fire lines are excluded from Systems Development Charges.
5. The applicant can consider the use of a combination domestic and fire service for domestic services of 2" or less.
6. Service/Mains work may fall outside of our Rate Ordinance requiring a Site Specific estimate. Ordinance rates for service installations and water main extensions can be found in Exhibit A of the current Water Fee Schedule: <https://www.portland.gov/water/water-development-services/water-development-fees/>.



Urban Forestry

Early Assistance Response

Date: November 02, 2022
From: Mariano Masolo
503-823-4560, Mariano.Masolo@portlandoregon.gov
Case File: EA 22-187207
Location: 539 SW BROADWAY
Proposal: This project will upgrade existing ground floor tenant spaces, redesigning and replacing cladding, storefront glazing, signs, and awnings including the office lobby entry and any associated sitework. Improvements will include updates to mechanical, electrical, and plumbing improvements as necessary as part of the listed architectural improvements. The project will also include a rooftop terrace of less than 750 sq ft.

Portland Parks, Urban Forestry staff has reviewed the Early Assistance materials to identify potential issues and requirements in accordance with Title 11, Trees. This response identifies potential issues and/or impacts on existing street and heritage trees, and trees on city-owned or managed sites, if applicable. Trees on private property are subject to development standards from the Bureau of Development Services. See planner requirements for private property trees.

Please note that there may be other applicable tree requirements in Title 33 Planning & Zoning.

A. Response Summary

The development will be subject to Urban Forestry standards and requirements during the permit review process as detailed below.

B. Tree Plan (11.50.060)

A tree plan must be submitted with each phase of review including land use reviews, building permit applications, and public works permits. The plan must include the following information for street trees:

- a. The size and location of street trees adjacent to the subject property.
- b. Trees proposed to be preserved including tree protection specifications in accordance with 11.60.030.
- c. Tree(s) proposed for removal.
- d. Tree planting plan (tree species and location(s)).

C. Street Trees

1. Existing Street Conditions

- a. SW Alder St: The site has approximately 100 feet of street frontage. The right-of-way is improved with pavement, curbs, planting cutout and sidewalks. There are no overhead high voltage power lines.
There is 1 street tree: Honeylocust (*Gleditsia triacanthos*) 3" DBH. Tree is in good condition.



- b. SW Broadway St: The site has approximately 100 feet of street frontage. The right-of-way is improved with pavement, curbs, planting cutout and sidewalks. There are no overhead high voltage power lines.
There is 1 street tree: Honeylocust (*Gleditsia triacanthos*) 3” DBH. Tree is in good condition.

2. *Street Tree Preservation* (11.50.040)

Based on the proposed development it appears existing street trees may be impacted. Development proposals must be configured to avoid street trees.

The 2 existing street trees must be preserved at all phases of construction.

If the applicant believes the tree(s) must be removed to facilitate development, the applicant must provide adequate technical analysis demonstrating why the tree(s) cannot be preserved while developing the site to City standards.

3. *Street Tree Protection Specifications* (11.60.030)

Tree protection is required in accordance with Title 11 Trees, Protection Methods (11.60.030).

Tree protection shall follow either the Prescriptive or Performance path.

Protection methods must be shown on the tree plan.

4. *Street Tree Planting* (11.50.060.C)

The applicant has not provided a conceptual street tree planting plan.

One street tree must be planted or retained for each full increment of 25 linear feet (11.50.060.C.1).

Street trees must be planted at a minimum 2.5 caliper inches. Trees will be required to be planted through the building permit and public works permit.

Existing utilities and underground vaults on both street frontages will prevent the planting of more street trees.





URBAN FORESTRY TREE REQUIREMENTS

Early Assistance and Land Use Review

Portland Parks & Recreation Urban Forestry staff review Early Assistance and Land Use Review materials to identify potential issues and requirements in accordance with Title 11, Trees and Title 33, Zoning Code. The purpose of these reviews is to identify potential issues and/or impacts on existing street trees, heritage trees, and trees on City-owned or managed sites (if applicable), as well as to provide adequate areas for future street tree planting on existing and proposed public streets. Trees on private property are subject to development standards from the Bureau of Development Services. See planning requirements for private property trees or call the Zoning Hotline at 503-823-7526.

Tree Plan Submittal Requirements (11.50.070)

A tree plan must be submitted with each phase of review including land use reviews, building permit applications, and public works permits. The tree plan information may be combined with other relevant plan sheets. The tree plan submittal shall include the following information:

- existing improvements;
- proposed alterations;
- existing street trees ≥ 3 " DBH including size and location;
- existing on-site trees ≥ 6 " DBH within 15' of the limits of disturbance;
- trees proposed for removal;
- tree planting proposal, including tree size, species and location; and
- trees to be retained and proposed tree protection measures meeting the specification in Chapter 11.60.

Any changes to an approved Tree Plan, including amending tree species must be approved by the City Forester. Please note that the City Forester may not approve revised tree planting plans based on the lack of species availability. To facilitate species availability, it is recommended that tree procurement occur approximately 6 months prior to installation.

Tree Mitigation (11.50.040.C.2)

Healthy street trees ≥ 6 " DBH that are approved for removal shall be replanted with two trees in addition to trees required to be planted to meet Street Tree Planting Standards, below. When street improvements are to partially or fully unimproved streets, healthy street trees ≥ 12 " DBH approved for removal shall be replanted with two trees, with trees planted to meet Street Tree Planting Standards credited towards meeting this requirement. Tree replacement for trees removed shall occur in the street planter strip, on site, or in the same watershed either by planting or by paying a fee in lieu of planting in accordance with table 60-1, below.

On City-owned or managed sites, healthy, non-nuisance trees ≥ 6 " DBH that are approved for removal shall be replanted per the Administrative Rule for tree replacement standards, below:



Tree Replacement for Development on City Owned or Managed Sites

Size of tree to be removed (inches in diameter)	Number of trees to be planted
6 and up to 12	Up to 2
More than 12 and up to 20	Up to 3
More than 20 and up to 25	Up to 5
More than 25	Up to 6

Street Tree Planting Standards (11.50.050)

One street tree shall be planted or retained for each full increment of 25 linear feet per side of street frontage. Planting is exempt when existing above or below grade utilities prevent planting of street trees, or if the existing design of the street will not accommodate street tree planting because the planting strip is less than 3 feet wide, there is not a planting strip, or there is insufficient space to add tree wells. Trees planted to meet street tree planting standards are credited toward mitigation requirements when street improvements are to partially or fully unimproved streets. When the required number of trees cannot be planted, a fee in lieu of planting will be required, in accordance with Table 60-1, below.

Table 60-1 Broadleaf Tree Size Requirements

Development Type	Tree Size	
	On Site	Street
One and Two Family Residential	1.5”	1.5”
Multi Dwelling Residential	1.5”	2”
All others	1.5”	2.5”

Tree Planting Specifications

If there are fewer than 8 required trees, they may all be the same species. If there are between 8 and 24 required trees, no more than 40 percent can be of one species. If there are more than 24 required trees, no more than 24 percent can be of one species. Street tree species shall conform to the appropriate “City of Portland Approved Street Tree Planting List.” The City Forester may approve or require an alternate or unlisted species.

All required street trees shall be planted in-ground following Standard Drawing Number P-581 “Typical Street Tree installation,” except when in raised planters that are used to meet Bureau of Environmental Services storm water management requirements. Please include the Standard



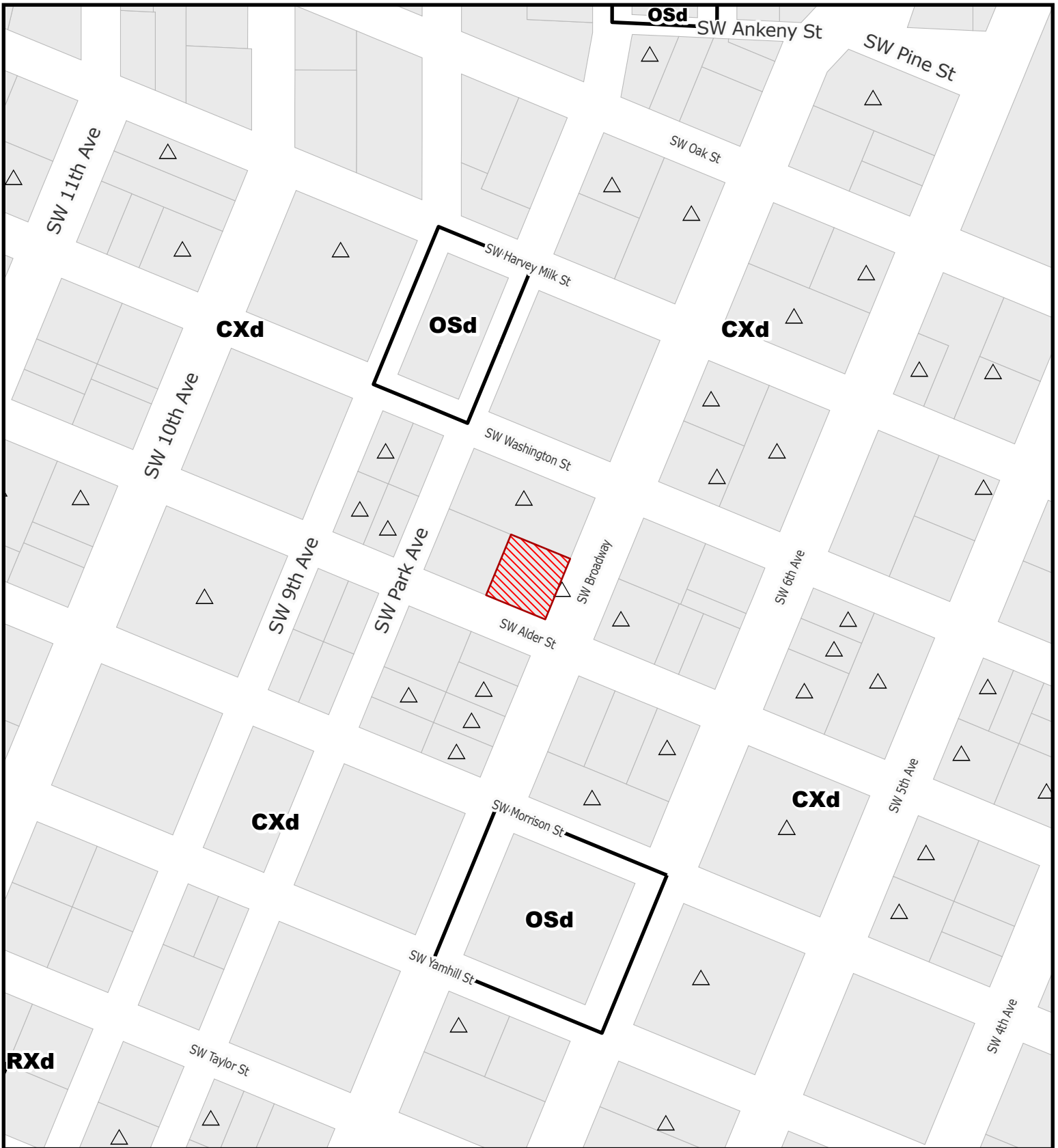
Drawing Number P-581 as part of the Public Works permit application. Plant materials shall be installed to current nursery industry standards and proper arboricultural practices [American National Standards Institute, *ANSI A300 Part 6: Tree, Shrub, and Other Woody Plant Maintenance-Standard Practices (Planting and Transplanting)* 2012, Tree Care Industry Association, Inc. Londonderry, NH]. Plant materials shall be properly supported to ensure survival.

All trees required or approved to be planted by Title 11 shall be planted or payment in lieu of planting made prior to the expiration of the permit or City's final acceptance of the project, as applicable. However, it is encouraged that planting occur during the wet months or as per City Forester recommendations. Street tree planting may be deferred between May 1 and September 30 upon filing a performance guarantee as provided in Section 11.10.060 or other assurance deemed acceptable by the City Forester or BDS Director as applicable.

Tree Protection Specifications (11.60.030)

Trees to be retained shall be protected in accordance with Title 11 Trees, Protection Specifications (11.60.030.C). Tree protection shall be shown on the tree plan and include the distance from the trunk of the tree to the fence. A standard root protection zone is established as follows; a minimum of 1 foot radius (measured horizontally away from the face of the tree trunk) for each inch of tree diameter. Protection fencing shall be a minimum 6-foot high metal chain link construction fence, secured with 8-foot metal posts established at the edge of the root protection zone and permissible encroachment area.





For Zoning Code in Effect Post October 1, 2022

ZONING

THIS SITE LIES WITHIN THE:
CENTRAL CITY PLAN DISTRICT
DOWNTOWN SUB DISTRICT



Site



Historic Landmark

File No.	<u>EA 22 - 187207 APPT</u>
1/4 Section	<u>3029</u>
Scale	<u>1 inch = 200 feet</u>
State ID	<u>1N1E34CC 6800</u>
Exhibit	<u>B</u> <u>Oct 28, 2022</u>



Design Advice Request

DISCUSSION MEMO

Date: December 8, 2022
To: Portland Design Commission
From: Grace Jeffreys, Design & Historic Review Team
503-865-6521 | Grace.Jeffreys@portlandoregon.gov
Re: EA 22-202537 DA – Alderway Building Renovation
Design Advice Request Memo – December 15, 2022

This memo is regarding the upcoming DAR on December 15, 2022 for **Alderway Building Renovation at 711 SW Alder**. The following supporting documents are available as follows:

- Drawings – accessed here (<https://efiles.portlandoregon.gov/Record/15617295/>) . Note, Commissioners who requested hard copies will receive the drawing set by courier.
- Historic Resource Inventory (<https://efiles.portlandoregon.gov/Record/15617295/>)
- Guideline matrix (attached)

I. PROGRAM OVERVIEW

Proposal is to replace all existing ground floor cladding and glazing with a new structural silicone glazing system on a low stone base, replace existing fabric awnings with new metal canopies at entries, add new building and tenant signage, and add new exterior lighting. Proposal also includes a small new rooftop terrace/ amenity space.

II. DEVELOPMENT TEAM BIO

Architect	Jon McGrew Henneberry Eddy Architects
Owner's Representative	Nicholas Ehlen Melvin Mark Investors
Project Valuation	\$ 2,000,000

III. FUTURE DESIGN REVIEW APPROVAL CRITERIA:

- [Central City Fundamental Design Guidelines](#) (CCFDG) (see attached matrix)

IV. POTENTIAL MODIFICATIONS

One potential Modification may be requested at time of Land Use review:

Subject to the following approval criteria:

- Better meets design guidelines. The resulting development will better meet the applicable design guidelines; and*

- B. *Purpose of the standard. On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested; and*
- C. *Mitigation of impacts. Any impacts resulting from the modifications are mitigated to the extent practical.*

The following Modification may be requested at time of Land Use review:

1. **Title 32 Signs, 32.32.030.C Projecting Signs, Maximum sign face area in the right-of-way**

Purpose Statement: “The regulations contained in Chapters 32.30 through 32.38 are land use regulations which work in combination with Title 33, Planning and Zoning, to implement Portland’s Comprehensive Plan. The standards contained in Chapters 32.32 through 32.34 encourage signs to be compatible with the distinct character of specific areas of the city by regulating the size, placement, and features of signs by base zone, overlay zone, and plan district.” (32.30.010)

Requirement: “No more than 30 square feet of a projecting sign face may extend into a right-of-way.”

Request: Although not yet fully designed, the large projecting building sign at the corner is 100 square feet, which is over the 30 square feet maximum of allowed sign face extending into a right-of-way.

V. STAFF ANALYSIS & RECOMMENDED DAR DISCUSSION TOPICS

Staff advise you consider the following among your discussion items on December 15, 2022:

CONTEXT

- 1. **Policy.** The following summarizes key policy context as it applies to the subject site.
 - a. **Plan – 2035 Comprehensive Plan / Neighborhood Plan.** CC2035 applies.
 - b. **Development Standards – Central Commercial Base Zone (CX) / Central City Plan District, Downtown Subdistrict / Signs.** Though early in the design process, the proposal appears generally compliant with relevant zoning code standards. Potential modification/s may be requested to the corner building sign, as described above.
 - c. **Streets – TSP Designations.**
 - The site lies within the Central City Pedestrian District
 - SW Alder is considered a Major City Bikeway, a Major City Walkway, a Transit Access Street and a Local Service Traffic Street.
 - SW Broadway is considered a Major City Bikeway, a Major City Walkway, a Traffic Access Street and a Local Service Transit Street.
- 2. **Natural.**
 - a. **Location** - The building occupies the southeast quarter of block 213 bounded by SW Broadway to the east, SW Alder St. to the south and existing buildings to the north and west.
 - b. **Site** - The adjacent ROW slopes down Alder towards Broadway, and down Broadway towards Washington.
- 3. **Existing.**
 - a. **History** - Originally constructed in 1911 as the Pantages Theater, in 1928 the building underwent a major renovation by Chicago Architects Clausen & Clausen to transform it

into a 4-story plus penthouse office building currently known as the Alderway Building. It was built in the Twentieth Century Classical style.

- b. **Historic Status** - The building is listed on the City of Portland's Historic Resource Inventory as a Rank III Resource; therefore, it is considered a Significant Historic Resource because it has been "determined to be significant for its archaeological, architectural, cultural, or historical merit". The applicant is currently working with the State Historic Preservation Office (SHPO) to investigate the likelihood of listing this building in the National Register, which would allow for tax credits. While this effort may move forward, when the renovation will be reviewed with the City, it will not yet be subject to a Historic Resource Review and only a Design Review. On December 15th the applicant is prepared to share with you the early input received from SHPO.
 - c. **Materials** –
 - At the ground level, the existing facades consist of brick-framed openings with storefront infill, a deep black metal band above the storefront and just below the second-floor windows sills, and fabric awnings. These are non-original materials based on the early photographic images and drawings that show no ground level infill (pages 11-13). Additionally, a complete storefront remodeling program, approved in 1985, included a condition that, "Openings shall be framed with brick wherever possible, to express existing columns". Since that time, the land use history shows numerous additional reviews for awnings and storefront renovations.
 - Above the ground level, the intact facades consist of yellow smooth-faced brick with cast-stone decorations and corbelling, and sheet metal and wrought iron details.
 - d. **Use** - Retail at the ground level with office uses above.
4. **Proposed.** The proposal is to replace the existing ground floor façades with a new curtain wall cladding system with glazed retail storefronts, and add new metal canopies and signage. Proposed renovations also include updates to mechanical, electrical, and plumbing. A new terrace/ amenity space will be added to the rooftop.
- a. **Compatibility** - In the surrounding area, it is common for the bases of buildings to be a different material than the uppers. These are typically strong masonry expressions, often with heavy rustication, surrounding large glazed storefront bays (pages 7-8). It is unusual to clad the entire base of a masonry building in curtain wall. Is the curtain wall clad base compatible with the historic masonry building above, and with the surrounding area? Additionally, does it successfully support the visual weight of the 3-stories of masonry building above? (CCFDG C3, C4, C5, C6, C7, C8).
 - b. **Depth of façade planes** - The proposed curtain wall cladding creates an unusually shallow and flat façade, with a slight amount of depth provided at the operable windows on the Alder façade. Is more depth of the façade planes needed at the base? (CCFDG C3, C4, C5, C6, C7, C8)
 - c. **Coherency** – On the Alder frontage the existing columns at the ground level neatly align with the structural bays above; however, on Broadway some of the ground level columns are offset from the structural bays above. This creates an interesting challenge of how the cladding of the base responds to the structural expression above. This proposal uses the vertical mullions and/ or silicone joints of the curtain wall system to continue the expression of the structural elements above down through the base. All of the glazing will be treated with a bird-safe frit treatment. At the storefront level, generally the frit will be the minimal needed, with a much denser treatment in front of the columns and above the storefronts at the transom level. The drawings do not yet fully explain the locations of the denser frit, so

to allow the Commission to thoroughly comment on the proposal, the applicant will clarify this in new drawings to be shared at the 12-15 meeting. (CCFDG C3, C4, C5, C6, C7, C8).

PUBLIC REALM

1. Proposed.

- a. **Ground Floor Activation** – The proposal increases the amount of ground floor glazing both horizontally and vertically, and adds large operable windows systems in three of the bays and a new entry on SW Alder. These moves will help activate the ground levels along both SW Alder and SW Broadway (CCFDG A4, A5, **A8**, B1, B2, B4, B6, C6, C8).
- b. **Ground level weather protection** – The proposal removes existing fabric awnings over entries and some of the window bays and includes new metal canopies only over recessed entries (pages 22-23). This is one of downtown’s most active central urban locations, however, and both SW Alder and SW Broadway are considered Major City Walkways. Since this is a new storefront design, adding canopies to all the bays rather than just at the entries would provide weather protection for the many passersby in addition just to those visiting the building, and would align with guidelines (CCFDG A4, A5, A8, B1, B4, **B6**, C6, C8).
- c. **Gas & Electric Meters** – New proposals are expected to locate gas and electric meters inside the building to minimize their impact, and gas regulators on the exterior should be well integrated and, ideally, screened within the façade. However, this proposal is for the existing external gas meters on SW Alder to remain (CCFDG **B2**, C5).
- d. **Signs** - Signs should be sized appropriately for the building, the district and the pedestrian realm and should incorporate district-appropriate materials. This site is located in the “Broadway Unique Sign District”, which encourages the development of large, vertically-oriented, bright, and flamboyant neon signs that will add to the unique character of this Broadway environment.
 - The large rectangular building sign at the corner is shown at 100 sf, the maximum allowed size for a single sign. It is also 70sf over the maximum allowed size of 30sf for a sign projecting over the ROW. As noted above, a Modification would be needed for a sign of this size. A bright neon sign with a unique shape, rather than a rectangular cabinet design, would align with guidelines (CCFDG A8, B2, C4, C5, C8, C13, **D3**).
 - The smaller tenant signs shown at the “piers” will not be subject to design review if they are under 32sf.
- e. **Lighting** – While the narrative references new exterior lighting, no fixtures or location are shown yet. Lighting is encouraged and supported in Central City. New lighting and its supports and components should be integrated with the building’s overall design concept and highlight the building’s architecture, being sensitive to its impacts on the skyline at night. While not yet fully designed, if the applicant brings new drawings to be shared at the 12-15 meeting, this will allow the Commission to comment on the full proposal more thoroughly. (CCFDG B2, B4, C2, C3, C4, C5, **C12**).

QUALITY & PERMANENCE

1. Exterior materials. The material palette includes:

- a. Structural silicone glazed curtain wall at storefronts on a dark stone base. See comments above about shallowness of facades in V.4.b. above.
- b. “Starphire” glass with dark toned frit with a bird safe pattern. As noted above, at the storefront level the frit will be the minimal required for bird safe treatment, with a much

denser treatment in front of the columns and above the storefronts at the transom level.
(CCFDG C2, C3, C4, C5)

- c. Black painted metal infill at the upper floor levels. Although unclear in the drawing package, the intention is to repair and paint these existing textured infill panels, not replace them. (CCFDG C2, C3, C4, C5).

CENTRAL CITY FDG (2003)		PROJECT NAME: Alderway Storefronts		CASE NUMBER: EA 22-202537 DA	
DATE: December 8, 2022		PROJECT ARCHITECT: Jon McGrew Henneberry Eddy Architects		PROJECT VALUE \$ 2,000,000	
CONTEXT	STAFF			COMMISSION	
	+ / -	Comments		+ / -	Comments
A1: Integrate the River					
A2: Emphasize Portland Themes		Ground level base fully clad in curtain wall is atypical for location, building type and building age.			
A3: Respect the Portland Block Structures		N/A			
A5: Enhance, Embellish & Identify Areas		<p>Moves which may help enhancement of area and be in keeping with the building character/ era of construction:</p> <ul style="list-style-type: none"> • Additional glazing • Additional entrance • Addition of canopies (at entries) • Alignment of joints with structural bays above • Large operable windows on Alder • More coherent overall ground floor design? <p>Moves which may reduce enhancement of the area:</p> <ul style="list-style-type: none"> • Removal of brick base which visually "supports" building above • Removal of awnings • Shallowness of facades • Glass backdrop to landmark clock on SW Broadway? 			
A6: Re-use, Rehabilitate, Restore Buildings		See A5			
A9: Strengthen Gateways		N/A			
C1: Enhance View Opportunities		<ul style="list-style-type: none"> • Additional glazing • Additional entrance • Addition of canopies (at entries) • Large operable windows on Alder 			
C4: Complement the		See A5			

Context of Existing Buildings				
D1: Park Blocks				
D2: South Waterfront Area				
D3. Broadway Unique Sign District		More info needed about signage. • A large sign may be supportable, but a bright neon sign with a unique shape, rather than a rectangular cabinet design, would better align with guidelines		
D4. New China/Japantown Unique Sign District				
PUBLIC REALM	STAFF		COMMISSION	
	+ / -	Comments	+ / -	Comments
A4: Use Unifying Elements		See A5		
A7: Establish and Maintain a Sense of Urban Enclosure		N/A		
A8: Contribute to a Vibrant Streetscape		See A5		
B1: Reinforce and Enhance the Pedestrian System		See A5		
B2: Protect the Pedestrian		See A5		
B3: Bridge Pedestrian Obstacles		N/A		
B4: Provide Stopping and Viewing Places		See A5		
B5: Make Plazas, Parks & Open Space Successful		N/A		
B6: Develop Weather Protection		Removal of awnings reduces weather protection. See A5		
B7: Integrate Barrier-Free Design		More info needed about barrier free design		
C6: Develop Transitions Between Buildings & Public Spaces		See A5		
C7: Design Corners that Build Active Intersections		See A5		
C8: Differentiate the Sidewalk Level of Buildings		See A5		
C9: Develop Flexible Sidewalk Level Spaces		Active uses shown on both frontages.		
C10: Integrate		N/A		

Encroachments				
C11: Integrate Roofs and Use Rooftops		More info needed about rooftop deck.		
C12: Integrate Exterior Lighting		More info needed about lighting.		
C13: Integrate Signs		More info needed about signage.		
QUALITY & PERMANENCE	STAFF		COMMISSION	
	+ / -	<i>Comments</i>	+ / -	<i>Comments</i>
C2: Promote Permanence & Quality in Design		Proposed materials are of a very high quality. Details needed at DR to show permanence		
C3: Respect Architectural Integrity		See A5		
C5: Design for Coherency		See A5		



ALDERWAY BUILDING RENOVATION
DESIGN ADVICE REQUEST



City of Portland
Design Commission

Design Advice Request

EA 22-202537 DA

711 SW Alder

Alderway Building Storefronts

December 15, 2022

Staff Presentation

Staff Introduction

Applicant Presentation

Staff Discussion Topics

Public Comments

Commission Discussion



Location:

Central City Plan District
Downtown Subdistrict

Base Zone:

CXd, Central Commercial,
Design Overlay

Approval Criteria:

Central City Fundamental
Design Guidelines

Future Review Type:

Type II staff level DR

Height:

460' max base

No change proposed

Floor Area Ratio:

15:1 base

No change proposed

Site Challenges:

- Slope
- Existing structure

Zoning

EA 22-202537 DA, Exhibit G.5



Right of ways:

- **Pedestrian District:** In Central City PD
- **Streets:** Adjacent streets are classified as follows:
 - **SW Broadway** – Major City Bikeway, Major City Walkway, Local Service Transit, Traffic Access.
 - **SW Alder** – Major City Bikeway, Major City Walkway, Transit Access, Local Service Traffic.



Existing Conditions:



Existing Conditions:





EA 22-202537 DA, Exhibit G.5
Looking north on SW Broadway



EA 22-202537 DA, Exhibit G.5
View of SW Broadway frontage



EA 22-202537 DA, Exhibit G.5
View of SW Alder frontage

Site Context:



Staff Introduction

Applicant Presentation

Staff Discussion Topics

Public Comments

Commission Discussion

Staff Introduction

Applicant Presentation

Staff Discussion Topics

Public Comments

Commission Discussion



CCFDG's – Respond to Context

- A1: Integrate the River
- A2: Emphasize Portland Themes
- A3: Respect the Portland Block Structures
- A5: Enhance, Embellish & Identify Areas
- A6: Re-use, Rehabilitate, Restore Buildings**
- A9: Strengthen Gateways
- C1: Enhance View Opportunities
- C4: Complement the Context of Existing Buildings
- D3. Broadway Unique Sign District

CCFDG's – Enhance the Public Realm

- A4: Use Unifying Elements
- A7: Establish and Maintain a Sense of Urb. Encl.
- A8: Contribute to a Vibrant Streetscape**
- B1: Reinforce and Enhance the Pedestrian System
- B2: Protect the Pedestrian
- B3: Bridge Pedestrian Obstacles
- B4: Provide Stopping and Viewing Places
- B5: Make Plazas, Parks & Open Space Successful
- B6: Develop Weather Protection
- B7: Integrate Barrier-Free Design
- C6: Develop Transitions B/w Bldgs. & Public Spaces
- C7: Design Corners that Build Active Intersections
- C8: Differentiate the Sidewalk Level of Buildings
- C9: Develop Flexible Sidewalk Level Spaces
- C10: Integrate Encroachments
- C11: Integrate Roofs and Use Rooftops
- C12: Integrate Exterior Lighting
- C13: Integrate Signs

CCFDG's – Quality and Resilience

- C2: Promote Permanence & Quality in Design**



Context:

1. Compatibility - full curtain wall clad base
2. Depth of façade planes - human scale, texture
3. Coherency – alignment with structure above

Public Realm:

4. Ground level weather protection – metal canopies at entries
5. Gas Meters – to remain on Alder
6. Signs – modification needed

Quality & Permanence:

8. Structural silicone glazed curtain wall system - resiliency
9. “Starfire” glazing and frit – reflectivity and transparency

Context

1. Compatibility with area - fully curtain wall clad base (esp. A5 & C4)
2. Depth at façade planes - human scale, texture (esp. C6 & C7)
3. Coherency with building above –structural alignment (esp. C3 & C5)



CCFDG's – Respond to Context

A1: Integrate the River

A2: Emphasize Portland Themes

A3: Respect the Portland Block Structures

A5: Enhance, Embellish & Identify Areas

A6: Re-use, Rehabilitate, Restore Buildings

A9: Strengthen Gateways

C1: Enhance View Opportunities

C4: Complement the Context of Existing Buildings

D3: Broadway Unique Sign District

CCFDG's – Enhance the Public Realm

A4: Use Unifying Elements

A7: Establish and Maintain a Sense of Urb. Encl.

A8: Contribute to a Vibrant Streetscape

B1: Reinforce and Enhance the Pedestrian System

B2: Protect the Pedestrian

B3: Bridge Pedestrian Obstacles

B4: Provide Stopping and Viewing Places

B5: Make Plazas, Parks & Open Space Successful

B6: Develop Weather Protection

B7: Integrate Barrier-Free Design

C6: Develop Transitions B/w Bldgs. & Public Spaces

C7: Design Corners that Build Active Intersections

C8: Differentiate the Sidewalk Level of Buildings

C9: Develop Flexible Sidewalk Level Spaces

C10: Integrate Encroachments

C11: Integrate Roofs and Use Rooftops

C12: Integrate Exterior Lighting

C13: Integrate Signs

CCFDG's – Quality and Resilience

C2: Promote Permanence & Quality in Design

A3: Respond to the Area, Exhibit G.5

C5: Design for Coherency

Context

1. Compatibility with area - fully curtain wall clad base (esp. A5 & C4)
2. Depth at façade planes - human scale, texture (esp. C6 & C7)
3. Coherency with building above –structural alignment (esp. C3 & C5)



CCFDG's – Respond to Context

- A1: Integrate the River
- A2: Emphasize Portland Themes
- A3: Respect the Portland Block Structures
- A5: Enhance, Embellish & Identify Areas
- A6: Re-use, Rehabilitate, Restore Buildings
- A9: Strengthen Gateways
- C1: Enhance View Opportunities
- C4: Complement the Context of Existing Buildings
- D3: Broadway Unique Sign District

CCFDG's – Enhance the Public Realm

- A4: Use Unifying Elements
- A7: Establish and Maintain a Sense of Urb. Encl.
- A8: Contribute to a Vibrant Streetscape
- B1: Reinforce and Enhance the Pedestrian System
- B2: Protect the Pedestrian
- B3: Bridge Pedestrian Obstacles
- B4: Provide Stopping and Viewing Places
- B5: Make Plazas, Parks & Open Space Successful
- B6: Develop Weather Protection
- B7: Integrate Barrier-Free Design
- C6: Develop Transitions B/w Bldgs. & Public Spaces
- C7: Design Corners that Build Active Intersections
- C8: Differentiate the Sidewalk Level of Buildings
- C9: Develop Flexible Sidewalk Level Spaces
- C10: Integrate Encroachments
- C11: Integrate Roofs and Use Rooftops
- C12: Integrate Exterior Lighting
- C13: Integrate Signs

CCFDG's – Quality and Resilience

- C2: Promote Permanence & Quality in Design
- A8: Respect the Cultural, Historical
- A9: Respect the Physical, Environmental
- C5: Design for Coherency

Context

1. Compatibility with area - fully curtain wall clad base (esp. A5 & C4)
2. Depth at façade planes - human scale, texture (esp. C6 & C7)
3. Coherency with building above –structural alignment (esp. C3 & C5)



CCFDG's – Respond to Context

A1: Integrate the River

A2: Emphasize Portland Themes

A3: Respect the Portland Block Structures

A5: Enhance, Embellish & Identify Areas

A6: Re-use, Rehabilitate, Restore Buildings

A9: Strengthen Gateways

C1: Enhance View Opportunities

C4: Complement the Context of Existing Buildings

D3. Broadway Unique Sign District

CCFDG's – Enhance the Public Realm

A4: Use Unifying Elements

A7: Establish and Maintain a Sense of Urb. Encl.

A8: Contribute to a Vibrant Streetscape

B1: Reinforce and Enhance the Pedestrian System

B2: Protect the Pedestrian

B3: Bridge Pedestrian Obstacles

B4: Provide Stopping and Viewing Places

B5: Make Plazas, Parks & Open Space Successful

B6: Develop Weather Protection

B7: Integrate Barrier-Free Design

C6: Develop Transitions B/w Bldgs. & Public Spaces

C7: Design Corners that Build Active Intersections

C8: Differentiate the Sidewalk Level of Buildings

C9: Develop Flexible Sidewalk Level Spaces

C10: Integrate Encroachments

C11: Integrate Roofs and Use Rooftops

C12: Integrate Exterior Lighting

C13: Integrate Signs

CCFDG's – Quality and Resilience

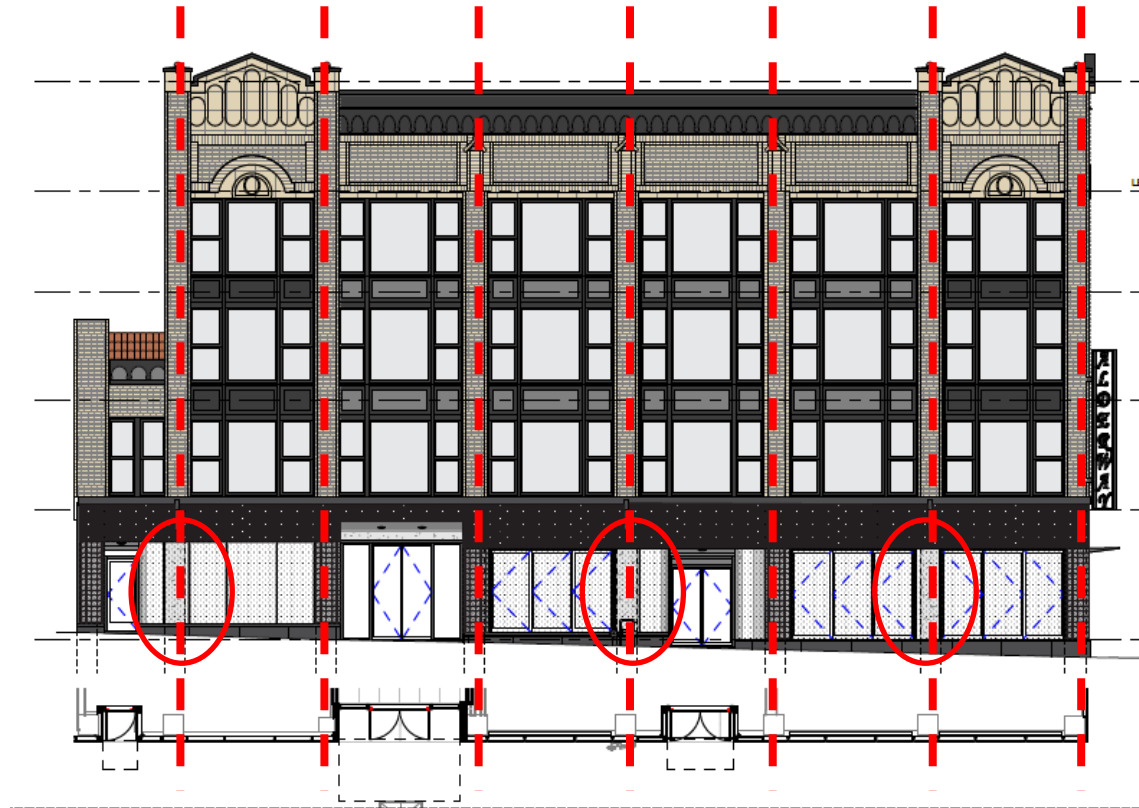
C2: Promote Permanence & Quality in Design

C3: Respect Architectural Integrity

C5: Design for Coherency

Context

1. Compatibility with area - fully curtain wall clad base (esp. A5 & C4)
2. Depth at façade planes - human scale, texture (esp. C6 & C7)
3. Coherency with building above –structural alignment (esp. C3 & C5)



SW Alder

CCFDG's – Respond to Context

A1: Integrate the River

A2: Emphasize Portland Themes

A3: Respect the Portland Block Structures

A5: Enhance, Embellish & Identify Areas

A6: Re-use, Rehabilitate, Restore Buildings

A9: Strengthen Gateways

C1: Enhance View Opportunities

C4: Complement the Context of Existing Buildings

D3. Broadway Unique Sign District

CCFDG's – Enhance the Public Realm

A4: Use Unifying Elements

A7: Establish and Maintain a Sense of Urb. Encl.

A8: Contribute to a Vibrant Streetscape

B1: Reinforce and Enhance the Pedestrian System

B2: Protect the Pedestrian

B3: Bridge Pedestrian Obstacles

B4: Provide Stopping and Viewing Places

B5: Make Plazas, Parks & Open Space Successful

B6: Develop Weather Protection

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C10: Integrate Encroachments

C11: Integrate Roofs and Use Rooftops

C12: Integrate Exterior Lighting

C13: Integrate Signs

CCFDG's – Quality and Resilience

C2: Promote Permanence & Quality in Design

C3: Respect Architectural Integrity

EA 22-202537-DA, Exhibit G.5

C5: Design for Coherency

Context

1. Compatibility with area - fully curtain wall clad base (esp. A5 & C4)
2. Depth at façade planes - human scale, texture (esp. C6 & C7)
3. Coherency with building above –structural alignment (esp. C3 & C5)



SW Broadway

CCFDG's – Respond to Context

A1: Integrate the River

A2: Emphasize Portland Themes

A3: Respect the Portland Block Structures

A5: Enhance, Embellish & Identify Areas

A6: Re-use, Rehabilitate, Restore Buildings

A9: Strengthen Gateways

C1: Enhance View Opportunities

C4: Complement the Context of Existing Buildings

D3. Broadway Unique Sign District

CCFDG's – Enhance the Public Realm

A4: Use Unifying Elements

A7: Establish and Maintain a Sense of Urb. Encl.

A8: Contribute to a Vibrant Streetscape

B1: Reinforce and Enhance the Pedestrian System

B2: Protect the Pedestrian

B3: Bridge Pedestrian Obstacles

B4: Provide Stopping and Viewing Places

B5: Make Plazas, Parks & Open Space Successful

B6: Develop Weather Protection

B7: Integrate Barrier-Free Design

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C10: Integrate Encroachments

C11: Integrate Roofs and Use Rooftops

C12: Integrate Exterior Lighting

C13: Integrate Signs

CCFDG's – Quality and Resilience

C2: Promote Permanence & Quality in Design

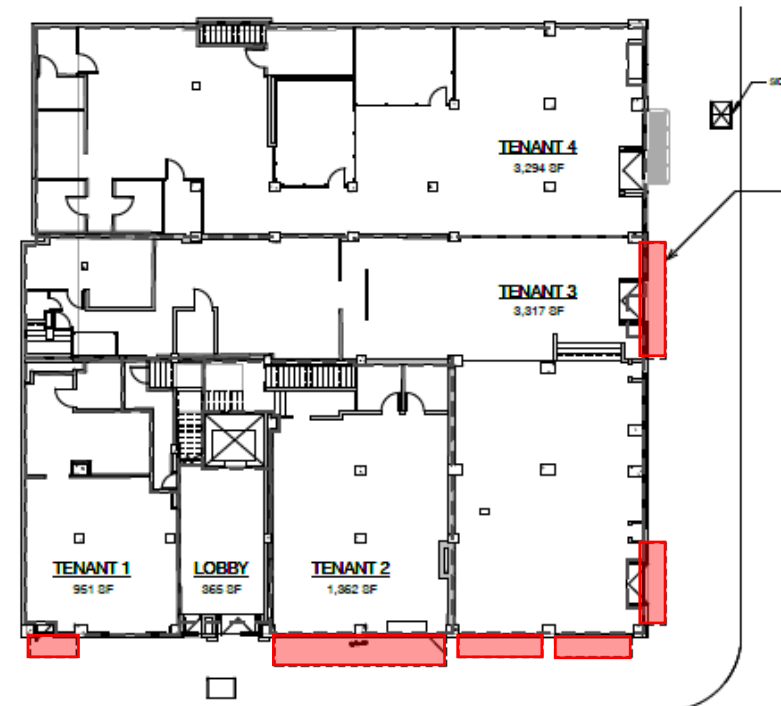
C3: Respect Architectural Integrity

EA 22-202537-DA, Exhibit G.5

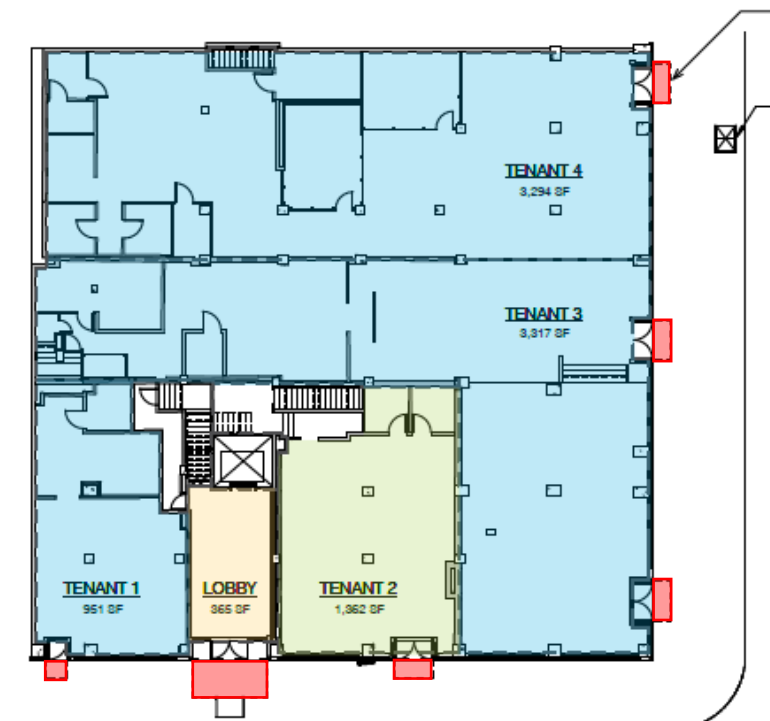
C5: Design for Coherency

Public Realm:

4. Ground level weather protection – metal canopies at entries (esp. B6)
5. Gas Meters – to remain (esp. B2)
6. Signs – Broadway sign district, modification needed (esp. D3)



Existing Ground Level Plan



Proposed Ground Level Plan

CCFDG's – Respond to Context

- A1: Integrate the River
- A2: Emphasize Portland Themes
- A3: Respect the Portland Block Structures
- A5: Enhance, Embellish & Identify Areas
- A6: Re-use, Rehabilitate, Restore Buildings
- A9: Strengthen Gateways
- C1: Enhance View Opportunities
- C4: Complement the Context of Existing Buildings
- D3: Broadway Unique Sign District

CCFDG's – Enhance the Public Realm

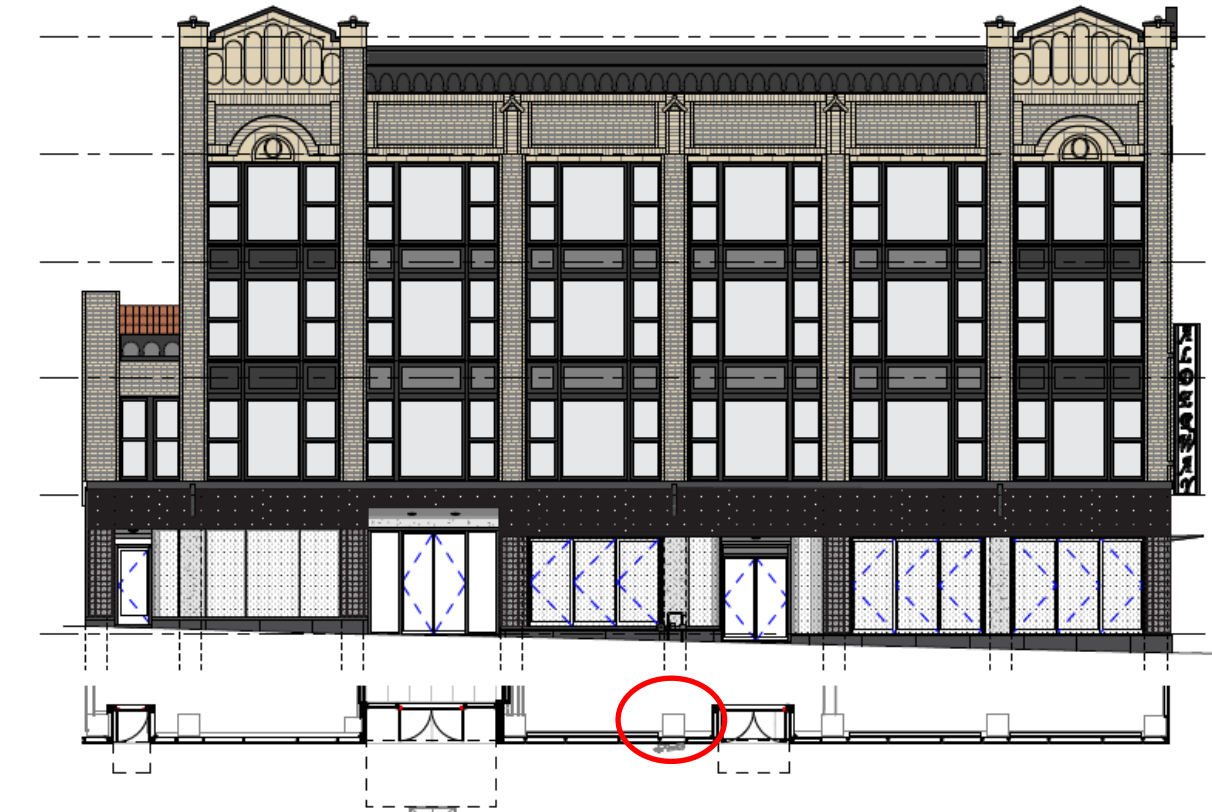
- A4: Use Unifying Elements
- A7: Establish and Maintain a Sense of Urb. Encl.
- A8: Contribute to a Vibrant Streetscape
- B1: Reinforce and Enhance the Pedestrian System
- B2: Protect the Pedestrian
- B3: Bridge Pedestrian Obstacles
- B4: Provide Stopping and Viewing Places
- B5: Make Plazas, Parks & Open Space Successful
- B6: Develop Weather Protection
- B7: Integrate Barrier-Free Design
- C6: Develop Transitions B/w Bldgs. & Public Spaces
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- C9: Develop Flexible Sidewalk Level Spaces
- C10: Integrate Encroachments
- C11: Integrate Roofs and Use Rooftops
- C12: Integrate Exterior Lighting
- C13: Integrate Signs

CCFDG's – Quality and Resilience

- C2: Promote Permanence & Quality in Design
- C5: Design for Coherency

Public Realm:

4. Ground level weather protection – metal canopies at entries (esp. B7)
5. Gas Meters – to remain (esp. B2)
6. Signs – Broadway sign district, modification needed (esp. D3)



SW Alder

CCFDG's – Respond to Context

- A1: Integrate the River
- A2: Emphasize Portland Themes
- A3: Respect the Portland Block Structures
- A5: Enhance, Embellish & Identify Areas
- A6: Re-use, Rehabilitate, Restore Buildings
- A9: Strengthen Gateways
- C1: Enhance View Opportunities
- C4: Complement the Context of Existing Buildings
- D3: Broadway Unique Sign District

CCFDG's – Enhance the Public Realm

- A4: Use Unifying Elements
- A7: Establish and Maintain a Sense of Urb. Encl.
- A8: Contribute to a Vibrant Streetscape
- B1: Reinforce and Enhance the Pedestrian System
- B2: Protect the Pedestrian
- B3: Bridge Pedestrian Obstacles
- B4: Provide Stopping and Viewing Places
- B5: Make Plazas, Parks & Open Space Successful
- B6: Develop Weather Protection
- B7: Integrate Barrier-Free Design
- C6: Develop Transitions B/w Bldgs. & Public Spaces
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- C12: Integrate Exterior Lighting
- C13: Integrate Signs

CCFDG's – Quality and Resilience

- C2: Promote Permanence & Quality in Design
- C5: Design for Coherency

Public Realm:

4. Ground level weather protection – metal canopies at entries (esp. B7)
5. Gas Meters – to remain (esp. B2)
6. Signs – Broadway sign district, modification needed (esp. D3)



CCFDG's – Respond to Context

- A1: Integrate the River
- A2: Emphasize Portland Themes
- A3: Respect the Portland Block Structures
- A5: Enhance, Embellish & Identify Areas
- A6: Re-use, Rehabilitate, Restore Buildings
- A9: Strengthen Gateways
- C1: Enhance View Opportunities
- C4: Complement the Context of Existing Buildings
- D3: Broadway Unique Sign District

CCFDG's – Enhance the Public Realm

- A4: Use Unifying Elements
- A7: Establish and Maintain a Sense of Urb. Encl.
- A8: Contribute to a Vibrant Streetscape
- B1: Reinforce and Enhance the Pedestrian System
- B2: Protect the Pedestrian
- B3: Bridge Pedestrian Obstacles
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- C11: Integrate Roofs and Use Rooftops
- C12: Integrate Exterior Lighting
- C13: Integrate Signs

CCFDG's – Quality and Resilience

- C2: Promote Permanence & Quality in Design
- C5: Design for Coherency



Public Realm:

- 4. Ground level weather protection – metal canopies at entries (esp. B7)
- 5. Gas Meters – to remain (esp. B2)
- 6. Signs – Broadway sign district, modification needed (esp. D3)

Potential Modification:

Projecting Signs, Maximum sign face area in the right-of-way (32.32.030.C)

Requirement: No more than 30 sf of a projecting sign face may extend into a right-of-way.

Request: The (not yet designed) corner sign is 100 sf, 70 sf over the allowed 30 sf.

Criteria: Subject to the following approval criteria:

- A. **Better meets design guidelines.** The resulting development will better meet the applicable design guidelines; and
- B. **Purpose of the standard.** On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested; and
- C. **Mitigation of impacts.** Any impacts resulting from the modifications are mitigated to the extent practical.

CCFDG D3. Broadway Unique Sign District. Provide opportunities for the development of large, vertically oriented, bright, and flamboyant signs that add to the unique character of this Broadway environment. Size and place signs and their structural support systems so that significant architectural or historical features of the building are not concealed or disfigured. Ensure that all signs receive proper maintenance.

CCFDG's – Respond to Context

- A1: Integrate the River
- A2: Emphasize Portland Themes
- A3: Respect the Portland Block Structures
- A5: Enhance, Embellish & Identify Areas
- A6: Re-use, Rehabilitate, Restore Buildings
- A9: Strengthen Gateways
- C1: Enhance View Opportunities
- C4: Complement the Context of Existing Buildings
- D3: Broadway Unique Sign District

CCFDG's – Enhance the Public Realm

- A4: Use Unifying Elements
- A7: Establish and Maintain a Sense of Urb. Encl.
- A8: Contribute to a Vibrant Streetscape
- B1: Reinforce and Enhance the Pedestrian System
- B2: Protect the Pedestrian
- B3: Bridge Pedestrian Obstacles
- B4: Provide Stopping and Viewing Places
- B5: Make Plazas, Parks & Open Space Successful
- B6: Develop Weather Protection
- B7: Integrate Barrier-Free Design
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- C9: Develop Flexible Sidewalk Level Spaces
- C10: Integrate Encroachments
- C11: Integrate Roofs and Use Rooftops
- C12: Integrate Exterior Lighting
- C13: Integrate Signs

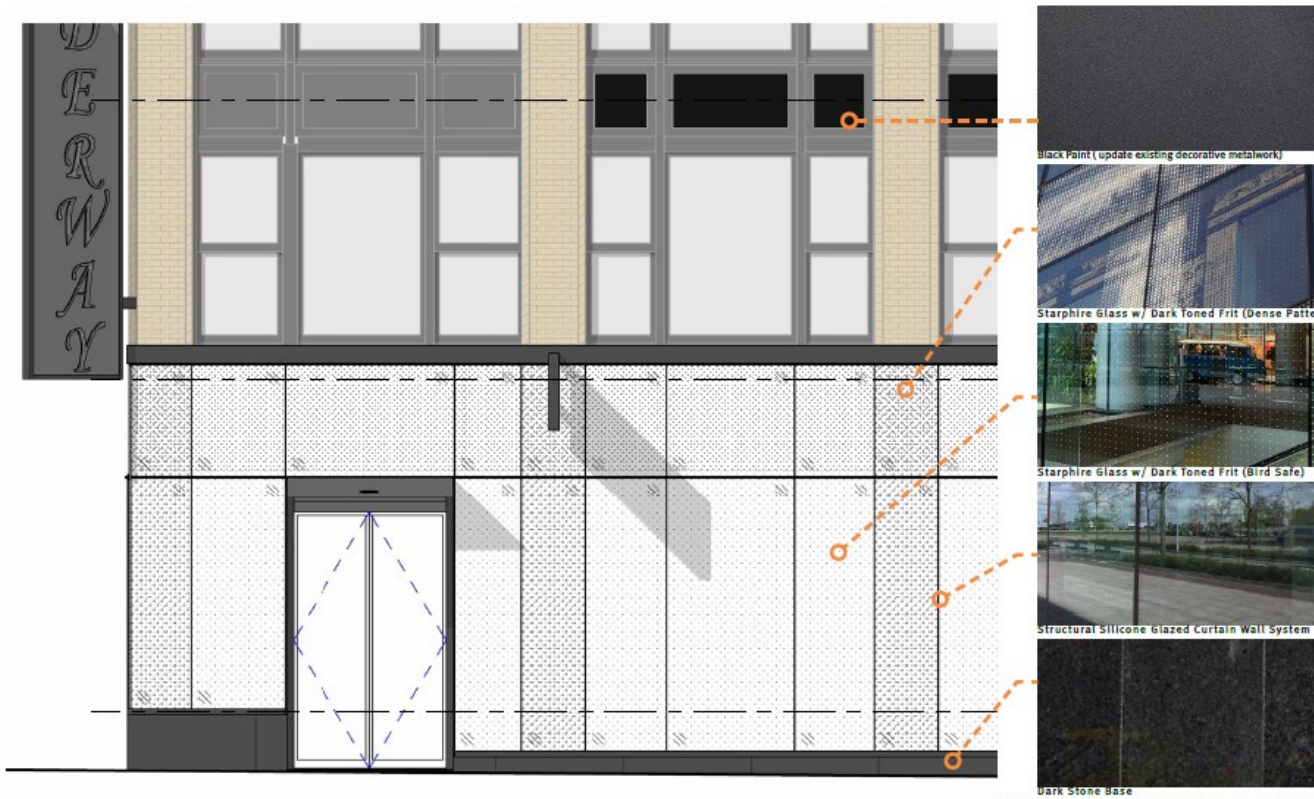
CCFDG's – Quality and Resilience

- C2: Promote Permanence & Quality in Design
- C3: Design for Resilience
- C5: Design for Coherency

Quality & Permanence:

8. Materials

- Structural silicone glazed curtain wall system – resiliency (esp. C2)
- “Starfire” glazing and frit – reflectivity and transparency (esp. A8 & C2)
- Black painted metal infill at the upper floor levels.



CCFDG's – Respond to Context

- A1: Integrate the River
- A2: Emphasize Portland Themes
- A3: Respect the Portland Block Structures
- A5: Enhance, Embellish & Identify Areas
- A6: Re-use, Rehabilitate, Restore Buildings
- A9: Strengthen Gateways
- C1: Enhance View Opportunities
- C4: Complement the Context of Existing Buildings
- D3: Broadway Unique Sign District

CCFDG's – Enhance the Public Realm

- A4: Use Unifying Elements
- A7: Establish and Maintain a Sense of Urb. Encl.
- A8: Contribute to a Vibrant Streetscape
- B1: Reinforce and Enhance the Pedestrian System
- B2: Protect the Pedestrian
- B3: Bridge Pedestrian Obstacles
- B4: Provide Stopping and Viewing Places
- B5: Make Plazas, Parks & Open Space Successful
- B6: Develop Weather Protection
- B7: Integrate Barrier-Free Design
- C6: Develop Transitions B/w Bldgs. & Public Spaces
- C7: Design Corners that Build Active Intersections
- C8: Differentiate the Sidewalk Level of Buildings
- C9: Develop Flexible Sidewalk Level Spaces
- C10: Integrate Encroachments
- C11: Integrate Roofs and Use Rooftops
- C12: Integrate Exterior Lighting
- C13: Integrate Signs

CCFDG's – Quality and Resilience

- C2: Promote Permanence & Quality in Design
- A8: Respect the Context of Existing Buildings
- C5: Design for Coherency

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Public Comments

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